



THE
A-TEAM

**RE/MAX
FIRST**

514 WOLF WILLOW Boulevard, Calgary T2X 5P7

MLS® #: **A2198058** Area: **Wolf Willow** Listing Date: **03/06/25** List Price: **\$680,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,677 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane, Back Yard, Front Yard, Rectangular Lot**
 Park Feat: **Alley Access, Off Street, Parking Pad**

Finished Floor Area

Abv Sqft: **1,741**
 Low Sqft:
 Ttl Sqft: **1,741**

DOM

3
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Attached-Side by Side**

Parking

Ttl Park: **4**
 Garage Sz: **0**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Laminate, Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: Zoning: **R-GM**
Fee Simple
 Legal Desc: **2411532**

Remarks

Pub Rmks: **Stunning 5-Bedroom Home with LEGAL 2-Bedroom Basement Suite - Perfect for Families & Investors! Welcome to 514 Wolf Willow Boulevard SE - a beautifully**

designed, newly built home offering modern comfort, luxurious finishes, and incredible investment potential! Located in the highly sought-after Wolf Willow community in Southeast Calgary, this stunning 5-bedroom, 3.5-bathroom property boasts 2,485 sq. ft. of total living space, including a LEGAL 2-bedroom basement suite with a separate entrance - an ideal mortgage helper or rental opportunity! --The MAIN FLOOR is designed for Everyday Luxury Living. Highlights include a Gourmet Kitchen with sleek quartz countertops, modern cabinetry, upgraded stainless steel appliances, a spacious island, and a pantry for extra storage. An Open-Concept Layout that flows seamlessly from the bright front living room to the central dining area and into the kitchen, making it perfect for entertaining. Luxury Vinyl Plank Flooring - Durable, stylish, and easy to maintain throughout the main floor. A Convenient Powder Room & Mudroom ideally placed for functionality and convenience. --The UPPER LEVEL is a space for the Whole Family. The spacious Primary Suite features a large walk-in closet and 4-piece ensuite with dual sinks and a standing shower. Two Additional Bedrooms are ideal for kids, guests, or a home office and a 4-piece stylish bathroom provides plenty of functionality for the family. The Bonus/Flex Room is perfect for a second living area, playroom, or workspace. Upstairs Laundry is conveniently located easy access. --LEGAL 2-BEDROOM BASEMENT SUITE - The Ultimate Investment Opportunity! Entirely separated from the upper levels with a separate side entry and its own laundry area. This modern designed level includes stunning herringbone floors, a functional new kitchen, large living area and 2 bright bedrooms making it ideal as a rental opportunity or a space for extended family members. -- This is a PRIME LOCATION in Wolf Willow. Just steps from parks, Fish Creek Park, Bow River, and Blue Devil Golf Club. Future schools, dog park, commercial development, and scenic trails planned for the community. Don't miss this incredible opportunity to own a stunning home in one of Calgary's most desirable communities! Whether you're looking for a family home with extra space or a smart investment property, this home is a must-see.

Inclusions:

Property Listed By:

None

eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







