



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**730 WOLF WILLOW Boulevard, Calgary T2X 5R1**

MLS®#: **A2198877**

Area: **Wolf Willow**

Listing Date: **03/03/25**

List Price: **\$564,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 06-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**2024**

Lot Information

Lot Sz Ar:

**2,455 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,425**

Low Sqft:

Ttl Sqft:

**1,425**

DOM

**11**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot  
Double Garage Detached**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**High Efficiency,Forced Air,Humidity  
Control,Natural Gas**

Sewer:

Ext Feat:

**BBQ gas line,Private Yard**

Construction:

**Composite Siding,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Bathroom Rough-in,Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open  
Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**

Utilities:

## Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`5" x 13`2"	Kitchen	Main	10`2" x 11`10"
Bedroom	Upper	10`4" x 8`4"	Bedroom	Upper	10`4" x 8`6"
Bedroom - Primary	Upper	11`6" x 12`1"	Office	Upper	6`6" x 11`2"
2pc Bathroom	Main	4`8" x 5`3"	4pc Ensuite bath	Upper	8`1" x 5`0"
4pc Bathroom	Upper	8`0" x 5`0"	Dining Room	Main	8`2" x 11`10"
Legal/Tax/Financial					

Title: Fee Simple  
Legal Desc: 241-1532

Zoning: R-GM

## Remarks

Pub Rmks: **USE GOOGLE MAPS to #702 Wolf Willow Blvd. SE (enter the Showhome for info.) \* LUXURIOUS STREET TOWN \* NO CONDO FEES \* END UNIT \* SIDE ENTRY \* DOUBLE CAR GARAGE \* FULLY LANDSCAPED \* DECK \* WINDOW COVERINGS \* UPGRADED FINISHINGS \* Wonderful home located within a 5 minute walk to FISH CREEK PROVINCIAL PARK! As you enter this "open concept floor plan", the first features you'll see are the gorgeous wide plank floors, the 9 foot high ceilings, a cozy fireplace and elegant metal railing on the staircase. The spacious living room allows for casual family gatherings or a fun movie night. The dining room is located in the middle of the home and has the capacity to fit a large dining room table. The kitchen is at the REAR of the home and has an island with eating bar, a pantry, quartz countertops, Slim Line lighting and pendant lighting. The mudroom has a bench and hooks for jackets. The upper floor has a huge primary bedroom that has a walk in closet and a 4 piece ensuite bathroom which includes a 5 ft. wide TILED shower and 2 sinks. The 2 spare bedrooms are at the back of the home where you'll also find a 4 piece bathroom. The laundry room is on the upper floor as well. The basement is undeveloped but can offer enough space for a future 4th bedroom, a 4th bathroom and a large recreation room. Plumbing rough-ins have also been provided for laundry facilities and a bar sink. As you enter the backyard from the mudroom a 100 square foot deck is there to get your future backyard plans started. We have provided a gas line for your BBQ here. To get you out of Calgary's long winters, a double car garage is waiting for you! Grass will be provided for both the front yard and the back. Energy saving components are triple pane windows, a 96% high efficient furnace, LED lighting, a high end Air Filtration System ( HRV ) and a thermostat that's an "all in one Smart Device. PICTURES ARE REPRESENTATIVE. "Not all features in the pictures are included. Pictures are of a showhome but not the exact home. There's a shallow concrete swale in the backyard - refer to the site plan. No exterior stairs are provided at the side entry. RMS square footage taken from Builder's blueprints.**

Inclusions: **ZEBRA BLINDS window coverings (not on doors, stairwell window and not in basement), \$5000 allowance for kitchen appliances at Trail Appliances, front and backyard grass.**

Property Listed By: **MaxWell Canyon Creek**

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







