



THE
A-TEAM

**RE/MAX
FIRST**

727 WOLF WILLOW Boulevard, Calgary T2X 5R2

MLS®#: **A2199313** Area: **Wolf Willow** Listing Date: **03/04/25** List Price: **\$549,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,009 sqft**
 Lot Shape:

DOM

39
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **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,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`6" | Bedroom | Upper | 10`4" x 8`6" |
| Bedroom - Primary | Upper | 11`6" x 12`1" | Office | Upper | 6`6" x 7`2" |
| 2pc Bathroom | Main | 4`6" x 4`9" | 4pc Ensuite bath | Upper | 6`6" x 5`2" |
| 4pc Bathroom | Upper | 6`2" x 5`0" | Dining Room | Main | 9`0" x 11`10" |

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

241-1532

R-GM

Remarks

Pub Rmks:

USE GOOGLE MAPS to #702 Wolf Willow Blvd. SE (enter the Showhome for info.) * OPEN HOUSE THIS SATURDAY AND SUNDAY FROM NOON TO 4:00 pm. * LUXURIOUS STREET TOWN * NO CONDO FEES * 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. As you enter the backyard from the mudroom an 88 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. 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







