

# \$564,900 - 730 Wolf Willow Boulevard Se, Calgary

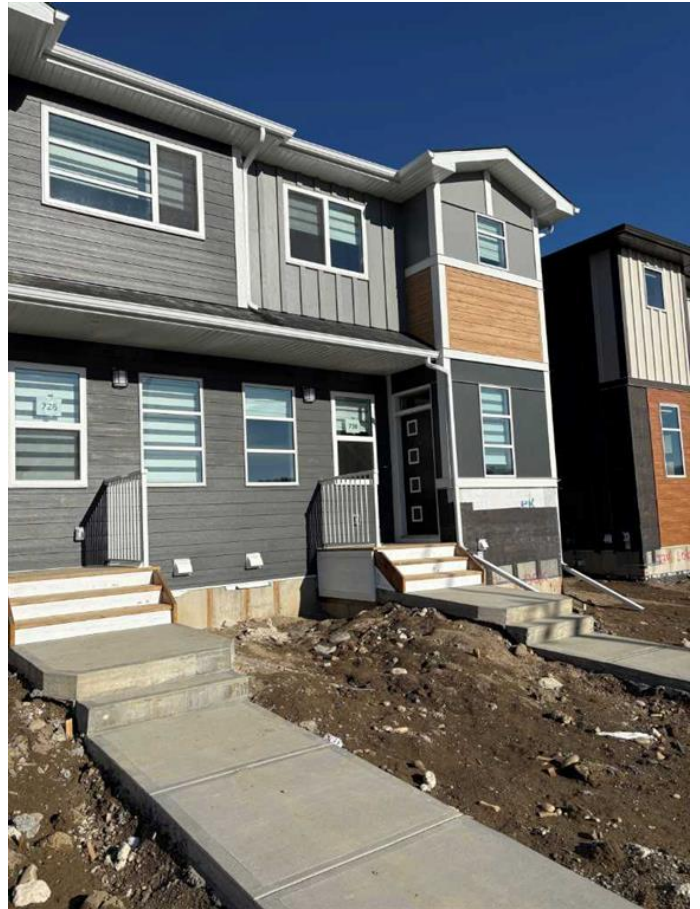
MLS® #A2198877

**\$564,900**

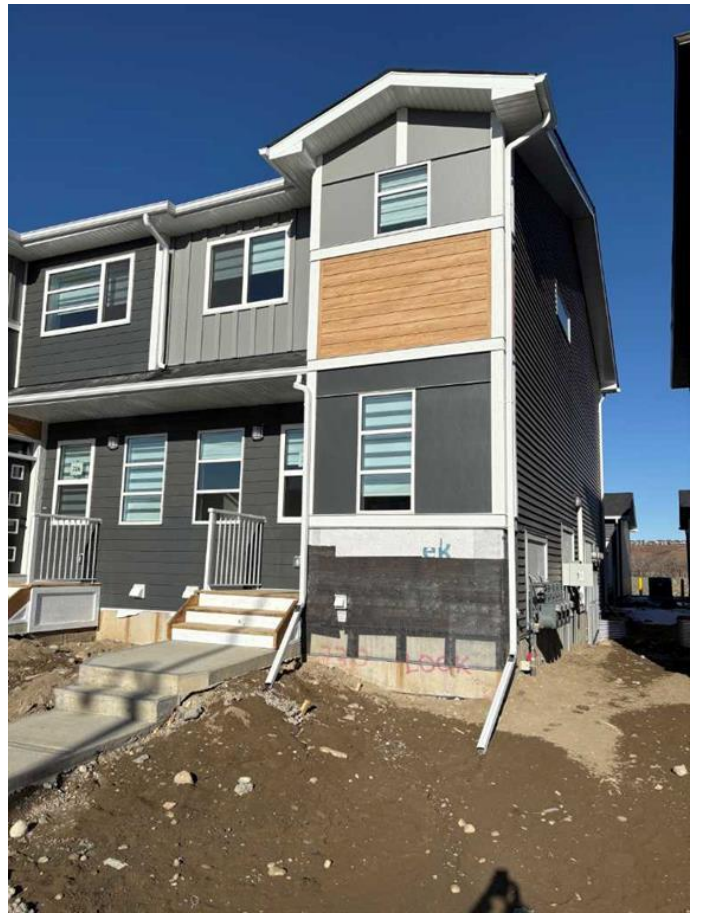
3 Bedroom, 3.00 Bathroom, 1,425 sqft  
Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

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.



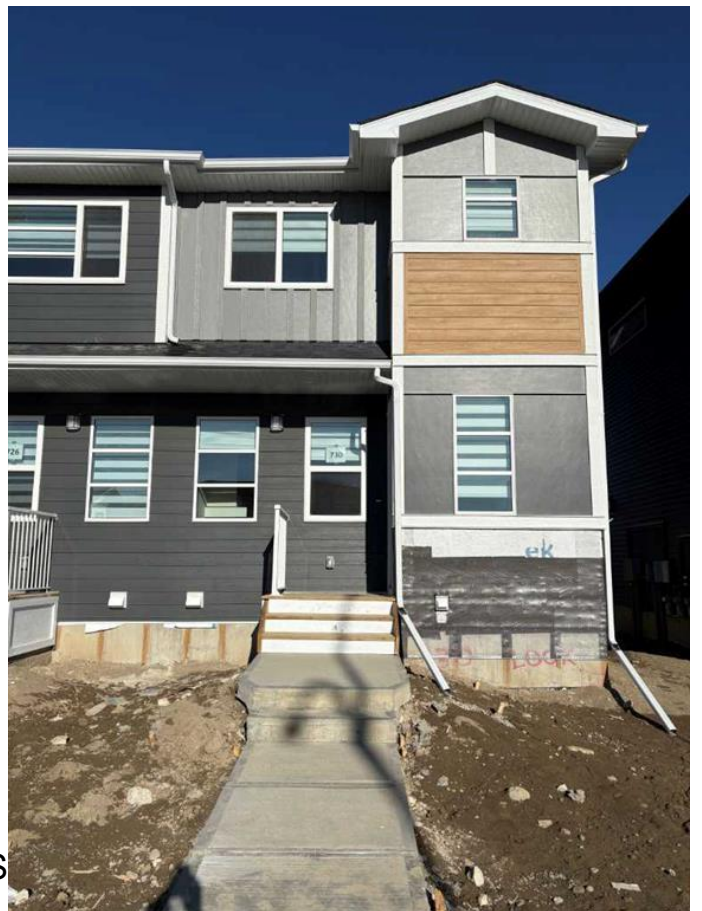
Built in 2024

### Essential Information

MLS® #	A2198877
Price	\$564,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,425
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	730 Wolf Willow Boulevard S
Subdivision	Wolf Willow
City	Calgary
County	Calgary



Province Alberta  
Postal Code T2X 5R1

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Breakfast Bar, Low Flow Plumbing Fixtures  
Appliances See Remarks  
Heating Forced Air, Natural Gas, High Efficiency, Humidity Control  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Living Room, Mantle  
Has Basement Yes  
Basement Exterior Entry, Full, Unfinished

### Exterior

Exterior Features BBQ gas line, Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot  
Roof Asphalt Shingle  
Construction Composite Siding, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 3rd, 2025  
Days on Market 11  
Zoning R-GM

### Listing Details

Listing Office MaxWell Canyon Creek

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