

# \$549,900 - 727 Wolf Willow Boulevard Se, Calgary

MLS® #A2199313

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,425 sqft  
Residential on 0.05 Acres

Wolf Willow, Calgary, Alberta

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.

Built in 2024

### **Essential Information**

MLS® #	A2199313
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,425
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	727 Wolf Willow Boulevard Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 5R2

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features 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)  
Appliances See Remarks  
Heating High Efficiency, Forced Air, Humidity Control, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Living Room, Mantle  
Has Basement Yes  
Basement 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 4th, 2025  
Days on Market 38  
Zoning R-GM

### Listing Details

Listing Office MaxWell Canyon Creek

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.