

**44 Wolf Willow Boulevard SE  
Calgary, Alberta**

**MLS # A2179098**



**\$585,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,635 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully crafted 3-bedroom, 2.5-bath duplex located in the sought-after Wolf Willow community. With a perfect blend of style, function, and modern finishes, this home offers an open-concept main floor designed for both relaxation and entertaining. As you enter, you're greeted by a spacious living room that flows seamlessly into the central dining area, which is perfect for family meals or hosting guests. The kitchen features quartz countertops, stainless steel appliances, and a central island that doubles as a breakfast bar. A generous pantry ensures you'll never be short on storage, making meal prep and entertaining a breeze. The main floor also includes a convenient 2-piece powder room and a back mud area that provides easy access to the east-facing backyard. The backyard is designed for low-maintenance living, offering a perfect spot to relax or entertain without the hassle of constant upkeep. The backyard also leads to the double detached garage, offering plenty of space for parking and additional storage. Upstairs, the home offers a well-thought-out layout with the primary bedroom situated on one side for privacy, while the other two bedrooms are located across the hall. The primary bedroom is a spacious retreat, complete with dual walk-in closets and a 3-piece ensuite bathroom featuring a walk-in shower. The other two bedrooms are mirror-image in size, offering ample space and great closet storage. These bedrooms share a full 4-piece bathroom, ensuring that everyone has plenty of space to get ready for the day. Additionally, the upper floor features a convenient laundry room, making chores quick and easy. The fully finished basement provides a wide-open rec room, offering endless possibilities. Whether you envision a home theater, game room, or gym, this versatile space can be tailored to fit your needs. The basement also

includes additional storage space, so you'll have plenty of room to keep your home organized. Situated on a quiet street with a walking path right out front, this home offers easy access to the outdoors and is just a short walk from the beautiful local golf course. Conveniently located near schools, shopping, parks, and pathways, this property offers a lifestyle of both convenience and tranquility. Plus, with easy access to Stoney Trail, commuting is a breeze. This is a home that combines modern luxury with practical functionality in a fantastic community. Don't miss your chance to own this stunning duplex in Wolf Willow!