RE/MAX GRANDE PRAIRIE

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578 Wolf WIllow Boulevard SE
Calgary, Alberta

MLS # A2201251

$639,900

Division:	Wolf Willow		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,649 sq.ft.	**Age:**	2025 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Alley Access, Gravel Driveway, Off Street, On Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Level		

Heating:	Central, Electric, Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade	**LLD:**	-
Exterior:	Composite Siding, Stone, Wood Frame	**Zoning:**	R-GM
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bathroom Rough-in, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to this stunning brand-new semi-detached home in the highly sought-after community of Wolf Willow SE, Calgary! Offering amazing views from the front veranda, this beautifully designed home features 3 bedrooms, 2.5 bathrooms, and over 1,600 sq. ft. of living space across two spacious floors. The main floor boasts an open-concept layout, perfect for entertaining, with 9-ft ceilings, stylish LVP flooring, and a modern kitchen with stainless steel appliances. Upstairs, you'll find a generous family room, ideal for relaxing, along with a spacious primary suite with a walk-in closet and ensuite, plus two additional bedrooms. Additional features i include tile flooring in bathrooms and laundry, a 9-ft basement foundation, and a convenient side entry to the undeveloped basement—ready for your personal touch. Enjoy the incredible lifestyle Wolf Willow has to offer, with parks, pathways, and nature at your doorstep. Don’t miss this opportunity—schedule your showing today