



# 570 Wolf Willow Boulevard Calgary Alberta

\$631,250

Wolf Willow - 570 Wolf Willow Boulevard SE: QUICK POSSESSION OPPORTUNITY. Originally designed and crafted to be a showhome this Monarch Model built by Shane Homes features 3 bedrooms, 2.5 bathrooms and CENTRAL A/C. The front, southwest-facing veranda leads you to the front foyer with a coat closet. The open main floor features luxury vinyl plank throughout, a bright, L-shaped kitchen with quartz counters, stainless steel appliances, a pantry, and an island for additional counter space and seating. The spacious central dining area is open to kitchen and living room. A 2 pc powder room with pedestal sink and rear mudroom with closet complete the main floor. The upper level offers a spacious primary bedroom with a large walk-in closet and 4 pc ensuite with dual sinks and shower; 2 additional bedrooms; a central flex/bonus room, stacked laundry closet, and 4 pc main bathroom. The lower level remains unspoiled with upgrades including 9ft basement foundation, separate side entry, laundry rough-in, wet bar rough-in, bathroom rough-in, and an additional gas line for future 2nd furnace to make for easy future development. The backyard has a gravel parking pad waiting for your imagination and personal touch. Interior selections are hand-picked by the design team at Shane Homes, this home offers more than \$20,000 in builder upgrades throughout the home including chevron luxury vinyl plank, black light fixtures throughout, undermount sinks, chrome bath fixtures, + much more. Located in the community of Wolf Willow, this home is steps away from ample parks within the community, Fish Creek Park, Bow River, and Blue Devil Golf Club. Wolf Willow will be home to future schools, a dog park, commercial development, and trails. Call for more info! (id:6769)

Kitchen 12.75 Ft x 12.67 Ft  
Dining room 13.00 Ft x 11.50 Ft  
Living room 12.50 Ft x 17.25 Ft  
2pc Bathroom Measurements not available  
Primary Bedroom 12.08 Ft x 14.50 Ft  
4pc Bathroom Measurements not available

Bedroom 9.17 Ft x 11.33 Ft  
Bedroom 9.25 Ft x 9.33 Ft  
Bonus Room 13.58 Ft x 10.67 Ft  
4pc Bathroom Measurements not available  
Laundry room 4.08 Ft x 3.42 Ft

Listing Presented By:



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RE/MAX Real Estate (Central)

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