

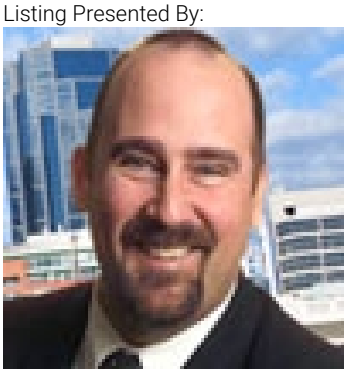
514 Wolf Willow Boulevard Calgary Alberta

$610,000

Welcome to this beautifully designed and newly built, this 5-bedroom, 3.5-bathroom half duplex, complete with a legal 2-bedroom basement suite with separate entrance, perfect for extended family or a mortgage helper. The main floor features an open-concept layout with a bright living room, central dining area, and a modern kitchen with quartz countertops, upgraded stainless steel appliances, island, pantry, and luxury vinyl plank flooring throughout. A convenient powder room and mudroom complete the main level. Upstairs you'll find a spacious primary suite with walk-in closet and 4-piece ensuite with dual sinks and a standing shower. Two additional bedrooms, a 4-piece bath, laundry room, and a versatile bonus/flex space provide functionality for the whole family. The fully finished legal basement suite includes its own side entrance, laundry, stylish kitchen, living area, two bedrooms, and upgraded finishes including herringbone flooring - offering excellent rental potential. Located in the desirable community of Wolf Willow, this property is steps away from Fish Creek Park, the Bow River, Blue Devil Golf Club, and nearby parks and pathways. Future schools, a dog park, and commercial amenities are planned for the area, adding even more value to this growing community. As per tenant's request, no viewings on Sundays. (id:6769)

4pc Bathroom 8.58 Ft x 4.92 Ft
4pc Bathroom 6.33 Ft x 10.33 Ft
Bedroom 9.42 Ft x 11.67 Ft
Bedroom 9.25 Ft x 13.67 Ft
Bonus Room 15.00 Ft x 10.92 Ft
Laundry room 3.00 Ft x 3.75 Ft
Primary Bedroom 12.17 Ft x 14.58 Ft
Other 6.42 Ft x 5.08 Ft
4pc Bathroom 4.92 Ft x 9.25 Ft
Bedroom 8.83 Ft x 9.25 Ft
Bedroom 9.42 Ft x 12.58 Ft
Kitchen 3.67 Ft x 12.92 Ft
Laundry room 3.00 Ft x 3.58 Ft
Recreational, Games room 10.58 Ft x 16.75 Ft
Storage 3.00 Ft x 10.50 Ft
Furnace 8.08 Ft x 13.42 Ft
Other 3.33 Ft x 4.33 Ft
2pc Bathroom 5.42 Ft x 4.92 Ft
Dining room 14.92 Ft x 8.08 Ft

Listing Presented By:



Originally Listed by:
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