

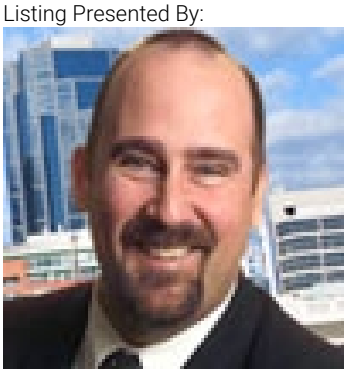
702 Wolf Willow Boulevard Calgary Alberta

$549,898

SIDE ENTRY DOOR o FULLY LANDSCAPED o DECK o WINDOW COVERINGS o DOUBLE CAR GARAGE Located just a 5-minute walk to the Bow River, where nature is truly at your doorstep!As you enter this open-concept floor plan, you'll immediately notice the gorgeous wide-plank flooring, 9-foot ceilings, cozy fireplace with a mantle and elegant metal railings along the staircase.The spacious living room is perfect for casual family gatherings or cozy movie nights. Centrally located, the dining area offers ample space for a large dining table, making it ideal for entertaining. At the rear of the home, the kitchen features a large island with an eating bar, pantry, quartz countertops, 36" high upper cabinets and sleek stainless steel appliances! Additional highlights include slimline and pendant lighting, as well as a gas line rough-in for a future gas stove.The mudroom includes a built-in bench with hooks for jackets and everyday storage.Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and a luxurious 4-piece ensuite featuring dual sinks and a 5-foot-wide tiled shower. Two additional bedrooms are located at the rear of the home, along with another 4-piece bathroom. The upper floor also includes a convenient laundry room, a tech space perfect for a desk or study area, and a linen closet for extra storage.The unfinished basement offers excellent future development potential, with plumbing rough-ins already in place for a bathroom, laundry facilities and a bar sink.Step outside from the mudroom onto the 100-square-foot deck, ready to kick-start your backyard vision. A gas line rough-in has also been provided for your future BBQ. And to make Calgary winters more comfortable, you'll appreciate the double car garage which is insulated and drywalled and also features an attractive and durable EPOXY garage floor!!Energy-efficient features include triple-pane win...

Living room 15.42 Ft x 13.17 Ft
Kitchen 10.17 Ft x 11.81 Ft
2pc Bathroom 4.67 Ft x 5.25 Ft
Dining room 8.17 Ft x 11.81 Ft
Bedroom 10.33 Ft x 8.33 Ft
Bedroom 10.33 Ft x 8.50 Ft
Primary Bedroom 11.50 Ft x 12.08 Ft
Office 6.50 Ft x 7.17 Ft
4pc Bathroom 8.08 Ft x 5.00 Ft
4pc Bathroom 8.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
MaxWell Canyon Creek

RE/MAX Realty Professionals

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