



706 Wolf Willow Boulevard Calgary Alberta

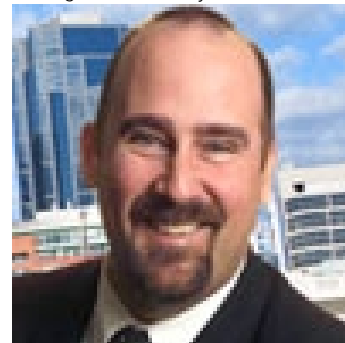
\$579,000

* NO CONDO FEES EVER * DOUBLE CAR GARAGE * LANDSCAPED * FULL BASEMENT * DECK * DESIGNER WINDOW COVERING PACKAGE! Wonderful home on the banks of the Bow River with direct access to FISH CREEK PROVINCIAL PARK! As you enter this "open concept floor plan", the first features you'll see are the gorgeous wide plank floors, the 9 foot high ceilings, a cozy fireplace and elegant metal railing on the staircase. The spacious living room allows for casual family gatherings or a fun movie night. The dining room is located in the middle of the home and has the capacity to fit a large dining room table. The kitchen is at the rear of the home and has an island with eating bar, a pantry, quartz countertops, Slim Line lighting and pendant lighting. The mudroom has a bench and hooks for jackets. The upper floor has a huge primary bedroom that has a walk in closet and a 4 piece ensuite bathroom which includes a 5 ft. wide TILED shower and 2 sinks. The 2 spare bedrooms are at the back of the home where you'll also find a 4 piece bathroom. The laundry room is on the upper floor as well. The basement is undeveloped but can offer enough space for a future 4th bedroom, a 4th bathroom and a large recreation room. As you enter the backyard from the mudroom an 80 square foot deck is there to get your future backyard plans started. We have provided a gas line for your BBQ here. To get you out of Calgary's long winters, a double car garage is waiting for you! Grass will be provided for both the front yard and the back. Energy saving components are triple pane windows, a 96% high efficient furnace, LED lighting, a high end Air Filtration System (HRV) and a thermostat that's an "all in one Smart Device. "Not all features in the pictures are included. Pictures are of a showhome but not the exact home. Visit the Showhome in Legacy at 540 Legacy Circle SE for more information. Showhome hours...

Living room 15.42 Ft x 13.17 Ft
 Kitchen 10.17 Ft x 11.83 Ft
 2pc Bathroom 3.50 Ft x 4.00 Ft
 Dining room 9.00 Ft x 11.83 Ft
 Bedroom 10.33 Ft x 8.50 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 6.50 Ft x 5.17 Ft
 4pc Bathroom 6.17 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
MaxWell Canyon Creek

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca