



## 722 Wolf Willow Boulevard Calgary Alberta

\$549,900

OPEN HOUSE SATURDAY JAN 18th and SUNDAY JAN 19th from 12 Noon - 4:30 PM. \* LUXURIOUS STREET TOWN \* NO CONDO FEES \* DOUBLE CAR GARAGE \* FULLY LANDSCAPED \* DECK \* WINDOW COVERINGS \* UPGRADED FINISHINGS \* Wonderful home located within a 5 minute walk 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. Some pictures are of a former showhome. There's a shallow concret...

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

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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**

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