



790 Wolf Willow Boulevard Calgary Alberta

\$499,900

OPEN HOUSE THIS SATURDAY AND SUNDAY FROM 12:30 PM - 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 the Bow River where nature is right at your back door! 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. There's also a Tech space for a desk at the top of the stairs. The basement is unfinished but has a plumbing rough-in for a 4th bathroom. As you enter the backyard from the mudroom an 88 square foot deck with a privacy wall is there to get your future backyard plans started. We have provided a rough-in 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 ECOBEE SMART thermostat that's an "all in one Smart Device. There's a shallow concrete swale in the ba...

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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