

\$559,000 - 132 Wolf Willow Boulevard Se, Calgary

MLS® #A2110751

\$559,000

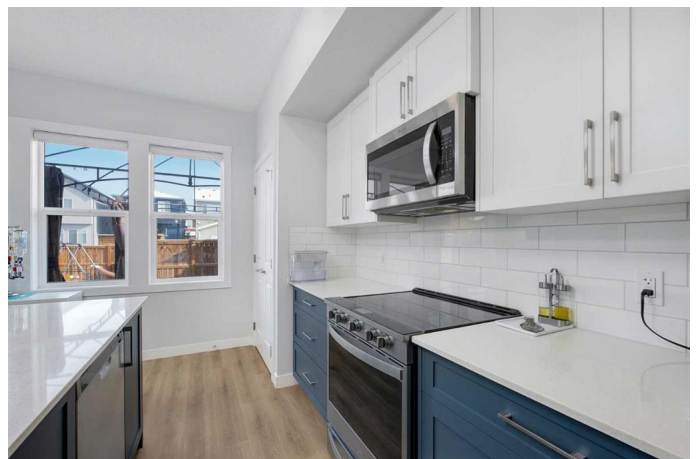
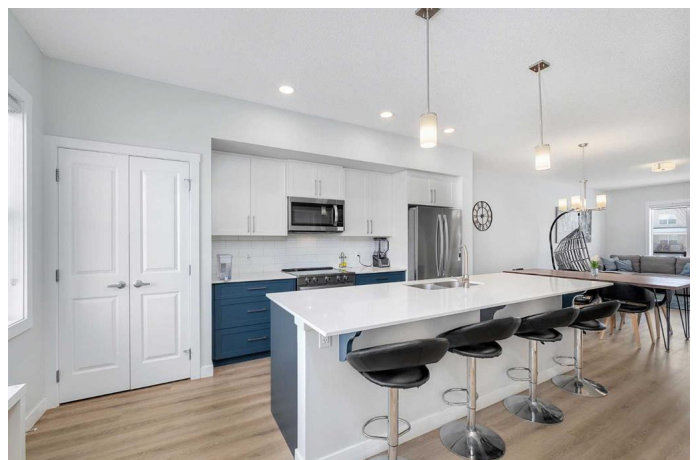
3 Bedroom, 3.00 Bathroom, 1,656 sqft

Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

Introducing 132 Wolf Willow Blvd SE, a contemporary duplex with a Popular floorplan Vista by Shane Homes, situated in the sought-after Wolf Willow community. This residence boasts an expansive and well-lit floor plan, showcasing a striking modern design and upgraded finishes. The open-concept main level features a chef's kitchen with a large island, Whirlpool stainless steel appliances, a French door fridge with an inside ice maker, quartz countertops, and exquisite two-toned kitchen cabinets with additional pots and pans drawers. The spacious living room and dining area create an inviting space for entertaining family and friends. The living room was updated with additional light and window blinds. Heading to the upper level, you'll find a roomy primary bedroom with her and his walk-in closets and a 3-piece ensuite. The second and third bedrooms are generously sized, accompanied by a tastefully upgraded 4-piece bathroom with a quartz countertop. Additionally, the conveniently located laundry room with a Whirlpool washer and dryer completes this family-friendly upper level. This home comes with numerous upgrades, including LED lighting for energy efficiency, additional lights for the tub and shower, soft closures throughout the house, and additional shelves for shoes in the front yard and backyard closets.

Smart Home Package: Nest Doorbell, camera, thermostat and door lock, Google mini



speaker, smart wall plugs, dimmable for island and front porch.

A sunny backyard with composite decking 20'—14', a BBQ gas line, and beautiful landscaping is ready for summertime fun!

Wolf Willow, a newer community, offers an array of features such as a natural environmental reserve, a themed children's park, walking access to the Bow River, numerous pathways, the Blue Devil golf course, and Fish Creek Park. Amenities include a dog park, Wolf Willow Dental, Wolf Willow GP & Pharmacy, Top Notch Barbershop, Waves Wine And Spirits, Uncle Al's Pizza & Pasta, Massage Heights, Studio 17 Dance, and 1st Choice Daycare & Preschool. This property combines great features, an excellent location, and outstanding value! Check out the 3D tour and book a showing today.

Built in 2021

Essential Information

MLS® #	A2110751
Price	\$559,000
Sold Price	\$570,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,656
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	132 Wolf Willow Boulevard Se
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Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0M7

Amenities

Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 20th, 2024
Days on Market	19
Zoning	R-Gm
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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