

\$574,900 - 152 Wolf Willow Boulevard Se, Calgary

MLS® #A2140188

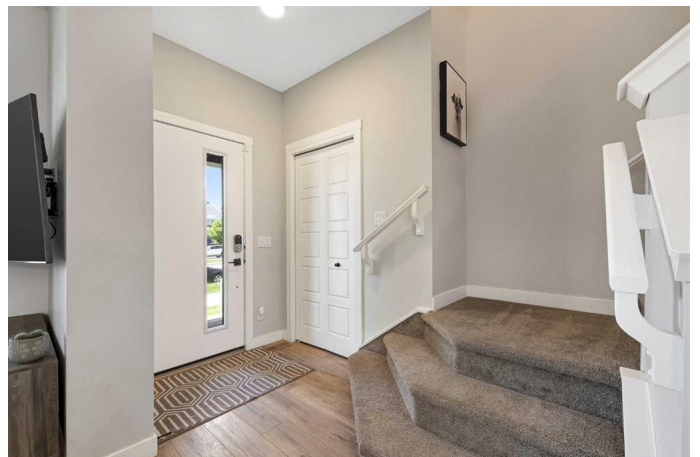
\$574,900

3 Bedroom, 3.00 Bathroom, 1,605 sqft

Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

With an upscale design and set in the heart of one of Calgary's newest communities, this Wolf Willow home is a dreamy modern sanctuary. Picture-perfect curb appeal includes a manicured lawn and a large covered porch, perfect for enjoying sunset skies to the west. Inside, the living room takes in the same views through big front windows. The open layout flows back through the dining room, where a statement chandelier and more large windows provide plenty of light for your dinner parties. Luxury vinyl plank floors are a beautiful selection that adds warmth and charm, and this home offers smart technology features as well. In the kitchen, a contrasting palette of black and white is sleek and elegant, enhanced by quality materials like quartz counters, subway tile backsplashes, and brass cabinet hardware. Stainless appliances finish the aesthetic, with a gas stove, French door refrigerator, and a built-in microwave as highlights. The pantry provides tons of room to organize meals for even the busiest household, and can function as a bit of a butler's pantry thanks to the outlets inside! There is a mudroom and a powder room at the back door, making cleaning up from outside and keeping the house tidy a breeze! Upstairs, a bonus room is the perfect spot to wind down before bed. The primary bedroom is a gorgeous haven, offering a big walk-in closet and a stunning ensuite. Quartz counters and beautiful tile work provide a spa-like ambiance, and luxurious dual shower heads elevate your



morning routine. There are two more large bedrooms and another full bathroom on this level, great for a family layout or guest and office space, and youâ€™ll find laundry here as well. The unfinished basement is a blank canvas awaiting your ideas. Outside, the deck invites you to watch the sunrise with a cup of coffee, or grill in the evenings with friends. The green thumb will have fun with the endless options to landscape the backyard, and you could easily look at putting in a garage off the alley, or leave it as is so you can pull the RV in to prep for summer camping. This newer community is surrounded by nature, with an environmental reserve, Fish Creek Park, the Bow River, golf courses, and dog parks to each side. In just steps, you can access hours of walking, running or biking paths. Local amenities are also excellent, including 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. Proximity to Stoney Trail gives you an easy drive to visit friends around the city, or to escape altogether into the mountains. See this one today!

Built in 2020

Essential Information

MLS® #	A2140188
Price	\$574,900
Sold Price	\$570,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,605
Acres	0.06
Year Built	2020

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	152 Wolf Willow Boulevard Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1T6

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Smart Home
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 26th, 2024
Days on Market	12
Zoning	R-Gm
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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