

**795 Wolf Willow Boulevard SE
Calgary, Alberta**

MLS # A2240655



\$511,900

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| Division: | Wolf Willow | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,425 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot | | |

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| Heating: | High Efficiency, Forced Air, Humidity Control, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Composite Siding, Vinyl Siding, Wood Frame | Zoning: | R-GM |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: ZEBRA BLINDS window coverings (not on doors, stairwell window and not in basement), \$6000 allowance for appliances at Trail Appliances. Front and backyard grass.

USE GOOGLE MAPS to #702 Wolf Willow Blvd. SE (enter the Showhome for info.) * 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. There's also a Tech space for a desk at the top of the stairs. 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 a 88 square foot deck/privacy wall is there to get your future backyard plans started. We have provided a R/I 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 backyard for drainage. Pictures are representative. Not all components in the pictures are included. Pictures are of a showhome but not the exact home. Builder's representative will clarify all details prior to a contract being written. RMS measurements taken from Builder's blueprints.