

# \$639,900 - 662 Wolf Willow Boulevard, Calgary

MLS® #A2207023

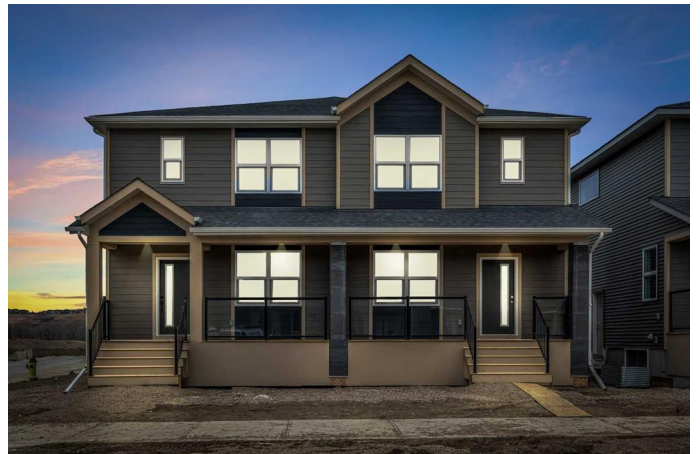
**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,655 sqft

Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

# Please watch virtual tour# Brand New Duplex in Wolf Willow | 3 Beds | 2.5 Baths | Open-Concept Layout | Upgraded Kitchen | Upstairs Laundry | 9Ft Basement with Separate Entrance | New Home Warranty | Prime Location | As you approach, you are greeted by a spacious front porch leading into the welcoming foyer. Just off the entrance, a generous family room provides the perfect space for your home entertainment setup. The main level features pristine light-colored Luxury Vinyl floors throughout, creating a warm and inviting atmosphere. The dining room is large enough to host family gatherings of any size, while the upgraded kitchen at the back of the home is a chef's dream. It boasts ample counter space with Quartz countertops, an oversized island and stainless steel appliances. A large window above the kitchen sink offers a delightful view of the backyard, allowing you to keep an eye on the kids while preparing meals. The main floor is completed by a convenient 2-piece bathroom and a spacious mudroom with a back door. Upstairs, the expansive primary bedroom features a walk-in closet and a 3-piece ensuite. Two additional well-sized bedrooms with ample closet space, a 3-piece bathroom, a linen closet, and a laundry room with a stacked washer and dryer complete the upper level. A cozy bonus room provides additional living space. The unfinished basement featuring 9-ft ceilings, a separate exterior entrance, an egress-sized window, and



rough-ins for a future bathroom, offering endless possibilities for customization. Wolf Willow is a gorgeous community located in the Bow River Valley surrounded by mature lush landscape, River pathways, parks and ponds. Enjoy quick access (short walking distance) to the Blue Devil Golf Course, Bow River Pathways system, newly developed retail space including a daycare Centre, coffee shop, liquor store, barber and more to come as well as the newly opened off leash dog park. The community is close to all major amenities located in surrounding communities and quick access to Stoney trail for all your commuting needs. Call your favorite realtor now to book showing.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2207023               |
| Price          | \$639,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,655                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 662 Wolf Willow Boulevard |
| Subdivision | Wolf Willow               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |

|             |        |
|-------------|--------|
| Postal Code | T2X5P8 |
|-------------|--------|

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|

|            |                                                                             |
|------------|-----------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
|------------|-----------------------------------------------------------------------------|

|         |            |
|---------|------------|
| Heating | Forced Air |
|---------|------------|

|         |      |
|---------|------|
| Cooling | None |
|---------|------|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                  |
|----------|------------------|
| Basement | Full, Unfinished |
|----------|------------------|

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Playground, Private Yard, Rain Gutters |
|-------------------|----------------------------------------|

|                 |                            |
|-----------------|----------------------------|
| Lot Description | Back Lane, Rectangular Lot |
|-----------------|----------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                                    |
|--------------|------------------------------------|
| Construction | Concrete, Vinyl Siding, Wood Frame |
|--------------|------------------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 30th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 41 |
|----------------|----|

|        |      |
|--------|------|
| Zoning | R-Gm |
|--------|------|

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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