

\$675,000 - 630 Wolf Willow Boulevard Se, Calgary

MLS® #A2193633

\$675,000

5 Bedroom, 4.00 Bathroom, 1,738 sqft
Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

BRAND NEW Shane Home awarded Multi Family Builder of the Year | 2 BEDROOM LEGAL BASEMENT SUITE W/Separate Entrance and Separate Utilities| CUSTOM LAYOUT with HIGH END Designer Finishings | 5 LARGE BEDROOMS with a luxurious Primary SUITE | HIGHLY UPGRADED KITCHEN including a waterfall Island | LARGE YARD and just steps to Fish Creek Park. Luxurious brand new LEGALLY SUITED home within the breathtaking community of Wolf Willow nestled beside the Bow River Valley! Modern and sophisticated with timeless finishes throughout this thoughtfully designed home with numerous upgrades is the perfect sanctuary for any busy family with the added benefit of a legal mortgage helper or private space for extended family members. Oversized windows illuminate the gleaming LVP flooring and extra pot lights brighten the evenings while relaxing in the inviting living room. Centring the open concept floor plan is the casually elegant dining room with designer lighting. The chef's dream kitchen has outstanding upgrades that include granite countertops and backsplash, high-end appliances including a gas stove, full-height cabinets, a built-in wall pantry and a waterfall edge island with breakfast bar seating. Ascend the staircase with upgraded spindles to the upper level bonus room and unwind over a family game or movie night while the gorgeous feature wall adds to the allure. The primary bedroom is a true owner's escape thanks



to the large walk-in closet and lavish ensuite boasting dual sinks, comfort height cabinets, a full-width mirror, upgraded black finishes instead of the builder's standard chrome and a massive tiled shower. Both additional bedrooms are spacious and bright sharing the 4-piece main bathroom. Laundry is also conveniently located on this level. A separate entrance leads to the legally suited basement with its own private laundry, 2 bedrooms, upgraded oversized windows and a stylish design that includes a full kitchen with a granite backsplash and stainless steel appliances. Separate utilities including 2 hot water tanks further add to your comfort. Spend warmer months enjoying peaceful morning coffees on the front porch or in your large backyard with gas line for summer barbeques. An underground conduit with power wire was added for a future garage. Additional upgrades include knock-down ceilings, upgraded titanium vs. white wire shelving in all the closets, upgraded carpet, upgraded toilets, black lever-style handles and hinges and much more! Phenomenally located in this tranquil new community with the Bow River within walking distance and many more amenities and developments on the horizon. Wolf Willow is well connected to recreational and social activities, vast open spaces, the Bow River, Fish Creek Provincial Park and BD Golf Club. Easy access to major thoroughfares of Macleod Trail, Stoney Trail and Deerfoot.

Built in 2025

Essential Information

MLS® #	A2193633
Price	\$675,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,738
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	630 Wolf Willow Boulevard Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5P8

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed February 20th, 2025

Days on Market 43

Zoning R-GM

Listing Details

Listing Office LPT Realty

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