

# \$575,000 - 23 Wolf Willow Boulevard Se, Calgary

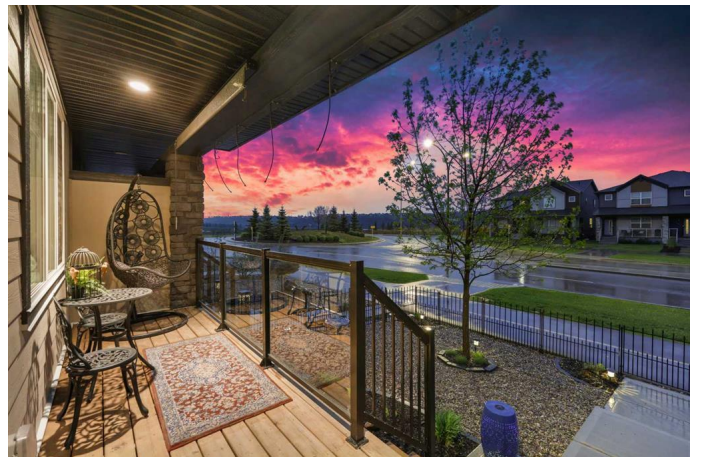
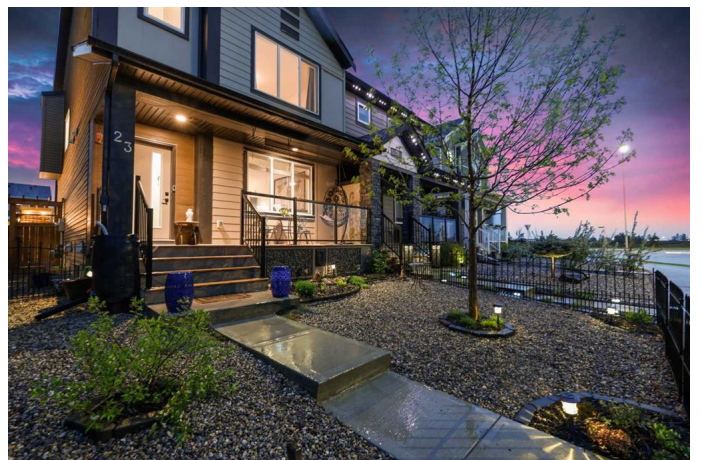
MLS® #A2218579

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,648 sqft  
Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

This home is sure to impress with stunning curb appeal at arrival, privately fenced and zero scaped with a gorgeous view of the golf course and river valley to be appreciated from your cozy covered front porch. This well-crafted 3-bedroom, 2.5-bath duplex located in the stunning community of Wolf Willow with an exceptional location at the entrance of the community for added convenience. A perfect blend of style, function, and modern finishes, this home offers an open-concept main floor designed for both relaxation and entertaining. At entry you're greeted by a spacious living room that flows seamlessly into the central dining area, perfect for the family or for hosting. The kitchen features quartz countertops, impressive black stainless-steel appliances with a gas stove, and a central island that doubles as a breakfast bar / sit up bar and a generous sized pantry. The main floor includes a 2-piece powder room, front and rear mud room that provides access to the amazing west-facing backyard, great for evening sun, gorgeous sunset views and a serene tranquil environment that is the show stop for this home! This yard is designed for low-maintenance living and features some gorgeous woodwork with a beautiful deck, covered pergola, fencing and privacy walls all around, plantings, seating, cooking and relaxing all highlighted with exterior lighting. It's an absolutely fantastic ambiance and simply a must see! A large shed for storage



and 2 car parking on the gravel pad that's ready for your future garage. Upstairs offers a thoughtful layout with the primary bedroom at the front for privacy and the two generous sized bedrooms (one with a walk-in) at the back separated by a shared 4-piece bathroom and the ever so convenient upstairs laundry. The large primary is complete with a walk-in closet and a gorgeous 3-piece ensuite. The unfinished basement is roughed in with plumbing and is ideally configured for a bed, bath, rec room with additional storage / mechanical off to the side, it simply could not be more efficient. Situated on a quiet street with a walking path right out front, this home offers easy access to the outdoors and is just a short walk from the beautiful local golf course. Conveniently located near schools, shopping, parks, and pathways, this property offers a lifestyle of both convenience and tranquility with easy access to Stoney Trail, commuting is a breeze. Don't miss your chance to own this stunning duplex in Wolf Willow!

Built in 2019

### Essential Information

MLS® #	A2218579
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,648
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	23 Wolf Willow Boulevard Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Z9

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Washer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	May 16th, 2025
Days on Market	5
Zoning	R-Gm

## Listing Details

Listing Office	RE/MAX First
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