



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2282813**



**\$660,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,626 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Gazebo, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, See Remarks, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows		

**Inclusions:** Murphy bed, garage heater

Welcome to 47 Wolf Willow Blvd SE — an immaculate, turn-key home offering 1,626 sq ft above grade plus 556 sq ft developed below, designed for both comfort and style. From the moment you arrive, you’ll appreciate the east-facing covered front deck, perfect for enjoying your morning coffee in the sun. Inside, this home shines with quartz countertops, an island kitchen, and stainless steel appliances, all complemented by modern finishes and thoughtful design throughout. The open main floor flows effortlessly, making it ideal for everyday living and entertaining. Upstairs, you’ll find three spacious bedrooms, while the fully developed basement adds flexibility with a Murphy bed, creating an easy 3+1 bedroom setup. With 3.5 bathrooms, there’s plenty of space for family and guests alike. The basement is a true retreat, featuring a luxurious steam shower — your own private spa at home. Additional highlights include central air conditioning, an oversized double garage, and a private backyard perfect for relaxing or hosting summer gatherings. Meticulously maintained and truly move-in ready, this home offers exceptional value in one of Calgary’s most sought-after communities. Immaculate. Stylish. Ready for you to call home. Call your favourite realtor for a private showing.