



GRASSROOTS
REALTY GROUP

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671 Wolf Willow Boulevard SE
Calgary, Alberta

MLS # A2299111



\$635,000

Division:	Wolf Willow		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,639 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: REMOTE CONTROLLED WINDOW COVERINGS

2025 BUILT*****LEGAL BASEMENT SUITE*****DOUBLE DETACHED GARAGE. Welcome to a place where your next chapter begins—nestled in the heart of Wolf Willow, one of Calgary’s most exciting and growing communities. Imagine coming home after a long day, stepping into a space filled with natural light, 9-foot ceilings, and a warm, inviting atmosphere—kept perfectly comfortable year-round with central air conditioning. The open-concept main floor isn’t just designed—it’s meant to be lived in. Whether it’s morning coffee at the quartz kitchen island, hosting friends for dinner, or relaxing evenings in the living room, every corner feels effortless and connected. The kitchen becomes the heart of your home, featuring sleek quartz countertops, stainless steel appliances, and a powerful chimney hood fan—perfect for creating meals and memories alike. Upstairs, your private retreat awaits. The primary bedroom offers a peaceful escape with its walk-in closet and ensuite, while two additional bedrooms are ready to grow with your family, welcome guests, or become that perfect home office. The added convenience of upstairs laundry makes everyday living just that much easier. Downstairs, the legal 2-bedroom suite with a separate entrance opens the door to opportunity—whether it’s extra income to ease your mortgage or a comfortable space for extended family. Step outside and picture summer evenings in your backyard, with the bonus of a double detached garage with EV-ready wiring—built for today and tomorrow. Living in Wolf Willow means more than just owning a home—it’s about lifestyle. Weekend walks along the Bow River, rounds at the Blue Devil Golf Course, nearby parks, and a welcoming community that continues to grow around you. With easy

access to major routes, everything you need is always within reach. This isn't just a home—it's where life happens, memories are made, and your future takes shape—comfortably, in every season.