



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

**MLS # A2299199**



**\$569,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,688 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	Window Coverings		

Welcome to this beautifully designed home in Calgary's sought-after Wolf Willow community—where lifestyle and location come together seamlessly. From the moment you step inside this Shane Homes built half-duplex home, you'll be impressed by the bright 9-foot ceilings, a large living room and the stylish, chef-inspired kitchen showcasing quartz countertops and stainless-steel appliances. The open-concept main floor offers an inviting foyer, a large pantry, functional mudroom and a convenient 2-piece bathroom. A charming front porch and beautifully landscaped yard enhances the curb appeal. The upper-level features three well-designed bedrooms including a peaceful primary retreat, with an ensuite and a walk-in closet. A spacious bonus room ideal for family time or a home office, second 3-piece bathroom and the upper-level laundry adds to the convenience. Thoughtfully selected stylish window coverings and modern light fixtures elevate the home's overall appeal. The unfinished basement, complete with a separate entrance and rough-ins, provides outstanding future potential for customization or additional living space. Outside, the beautifully landscaped backyard creates a welcoming outdoor escape with a gravel parking pad to the back lane access. Ideally located close to the Bow River, scenic parks, golf course, and with easy access to highway routes, this home offers comfort, convenience, and a vibrant community lifestyle—an exceptional opportunity you won't want to miss.