



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

MLS # A2307292



\$625,000

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

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

Inclusions: NA

Welcome to 47 Wolf Willow Blvd SE.... an immaculate, turnkey 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 counter tops, 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. This home is as good as new!