



GRASSROOTS
REALTY GROUP

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743 Wolf Willow Boulevard SE
Calgary, Alberta

MLS # A2349739

\$500,000

Division:	Wolf Willow		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,424 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Side By Side		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

OPEN HOUSES - Saturday, October 17, 12PM-2PM Welcome home to Wolf Willow! This beautiful 3-bedroom, 2.5-bath townhome with NO CONDO FEES combines contemporary style with everyday comfort, complete with a double detached garage, landscaped yard, new custom fence and rear deck. Step inside and discover a bright, welcoming main floor designed for both everyday living and entertaining. The open-concept layout, 9-foot ceilings and luxury vinyl plank flooring create an inviting setting for quiet mornings around the kitchen island, family dinners and relaxing evenings by the electric fireplace. At the heart of the home, the contemporary kitchen features quartz countertops, two-tone shaker-style cabinetry, soft-close doors and drawers, pots-and-pans drawers and a generous island with seating. Upgraded appliances, including a gas range, come with a transferable warranty, adding convenience and peace of mind. Upstairs, three bedrooms and convenient laundry offer a practical layout for busy households. The primary bedroom is a comfortable retreat with its own walk-in closet and private ensuite featuring double sinks. Two additional bedrooms and another full bathroom complete this thoughtfully designed level. The unfinished basement, complete with rough-ins for a future bathroom, offers room to grow and the opportunity to create a space that suits your needs, whether you envision a family room, home gym, office or playroom. Outside, enjoy summer meals and peaceful evenings on your rear deck, with a natural gas line for your BBQ ready to make outdoor cooking easy. The landscaped yard and new custom fence create an inviting outdoor space, while the 18-foot by 22-foot double detached garage provides convenient parking and additional storage. Thoughtful features throughout include triple-pane windows, an Ecobee smart thermostat, an HRV ventilation

system, a high-efficiency furnace, LED lighting and matte-black finishes. Located in Wolf Willow, a beautiful southeast Calgary community with the Bow River, pathways, parks and golf nearby, this home offers a wonderful balance of indoor comfort and outdoor enjoyment. A newer home with three bedrooms, a garage, a yard and room to grow. Come see it for yourself!