

# \$595,900 - 619 Wolf Willow Boulevard Se, Calgary

MLS® #A2235375

**\$595,900**

3 Bedroom, 3.00 Bathroom, 1,687 sqft

Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

# Please watch virtual tour# Brand New Duplex in Wolf Willow | 3 Beds | 2.5 Baths | Open-Concept Layout | Upgraded Kitchen | Upstairs Laundry | 9Ft Basement with Separate Entrance | New Home Warranty | Prime Location | As you approach, you are greeted by a spacious front porch leading into the welcoming foyer. Just off the entrance, a generous family room provides the perfect space for your home entertainment setup. The main level features pristine light-colored Luxury Vinyl floors throughout, creating a warm and inviting atmosphere. The dining room is large enough to host family gatherings of any size, while the upgraded kitchen at the back of the home is a chef's dream. It boasts ample counter space with Quartz countertops, an oversized island and stainless steel appliances. A large window above the kitchen sink offers a delightful view of the backyard, allowing you to keep an eye on the kids while preparing meals. The main floor is completed by a convenient 2-piece bathroom and a spacious mudroom with a back door. Upstairs, the expansive primary bedroom features a walk-in closet and a 3-piece ensuite. Two additional well-sized bedrooms with ample closet space, a 3-piece bathroom, a linen closet, and a laundry room with a stacked washer and dryer complete the upper level. A cozy bonus room provides additional living space. The unfinished basement with rough ins for legal suite featuring 9-ft ceilings, a separate exterior entrance, an egress-sized



window, and rough-ins for a future bathroom, offering endless possibilities for customization. Wolf Willow is a gorgeous community located in the Bow River Valley surrounded by mature lush landscape, River pathways, parks and ponds. Enjoy quick access (short walking distance) to the Blue Devil Golf Course, Bow River Pathways system, newly developed retail space including a daycare Centre, coffee shop, liquor store, barber and more to come as well as the newly opened off leash dog park. The community is close to all major amenities located in surrounding communities and quick access to Stoney trail for all your commuting needs. Call your favorite realtor now to book showing.

Built in 2025

**Essential Information**

MLS® #	A2235375
Price	\$595,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,687
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	619 Wolf Willow Boulevard Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X5P9

### Amenities

Parking Spaces 2

Parking Parking Pad

### Interior

Interior Features High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Natural Gas, Central

Cooling None

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

### Exterior

Exterior Features Balcony, Playground, Private Yard

Lot Description Back Lane, Back Yard, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed June 27th, 2025

Days on Market 9

Zoning R-GM

### Listing Details

Listing Office Royal LePage Blue Sky

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.