

\$589,900 - 15 Wolf Willow Boulevard Se, Calgary

MLS® #A2225003

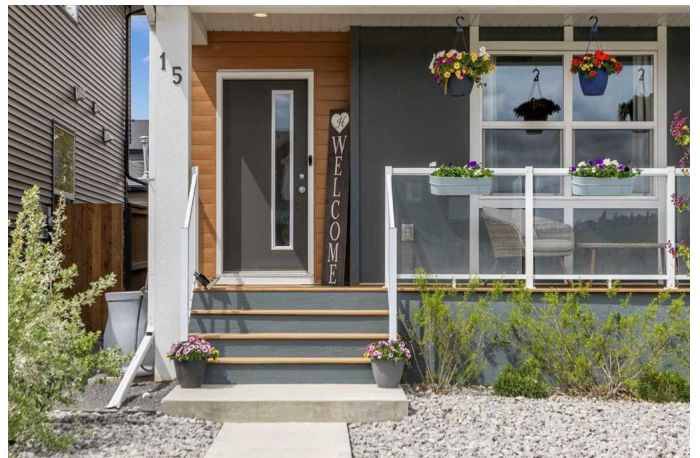
\$589,900

4 Bedroom, 4.00 Bathroom, 1,659 sqft

Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

***Open House CANCELLED* 4 BEDROOMS | 4 BATHROOMS | OVER 2,250 SF DEVELOPED LIVING SPACE!** Every inch of this home has been meticulously curated to offer both style and functionality. From the moment you arrive, you're greeted by a picture-perfect front porch, making it the ideal spot for your morning coffee or evening unwind. Inside, you're welcomed by an inviting layout anchored by a sun-drenched, modern kitchen that offers plenty of storage with a designated pantry, sleek finishes, and a large kitchen island to accommodate a growing family! Hosting dinner parties or family gatherings? The adjacent dining area easily accommodates a large table and flows beautifully for effortless entertaining. Both front and rear entrances are equipped with functional mudrooms, designed to keep daily life organized and clutter-free a must-have for any family! The generously sized primary suite is spacious enough for a king bed and features not one but TWO walk-in closets - no more fighting for closet space! This retreat is complete with a bright & modern 3-piece ensuite. Two additional bedrooms share a 4-piece bathroom, perfect for kids, guests, or a growing family. You'll also love the upstairs laundry room, thoughtfully tucked away with added storage. Need more room to relax or entertain? The **FULLY FINISHED BASEMENT** is your answer, featuring a spacious rec room, a comfortable fourth bedroom, and a modern 3-piece bath ideal for guests,



teenagers, or a home office setup. Enjoy your own private summer retreat in the beautifully landscaped west-facing backyard featuring low-maintenance turf and a beautiful stone patio this truly is your own backyard oasis! And when you've had enough time outside, the central A/C will be sure to cool you off on those hot summer days. Additional perks include a double parking pad and a prime location just steps from the Bow River pathways, Fish Creek Park, and the renowned Blue Devil Golf Club- this exceptional property is truly one you don't want to miss!

Built in 2019

Essential Information

MLS® #	A2225003
Price	\$589,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,659
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	15 Wolf Willow Boulevard Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Z9

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2025
Days on Market	11
Zoning	R-Gm

Listing Details

Listing Office	Real Broker
----------------	-------------

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.