

# \$564,999 - 27 Wolf Willow Boulevard Se, Calgary

MLS® #A2221344

**\$564,999**

4 Bedroom, 4.00 Bathroom, 1,474 sqft

Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

Modern 4-Bedroom Home with Finished Basement in Wolf Willow

Welcome to this stylish 4-bed, 3.5-bath home in the desirable community of Wolf Willow.

With nearly 1,500 sq. ft. of developed living space, plus a fully developed basement, this home offers modern finishes, a smart layout, and an unbeatable location.

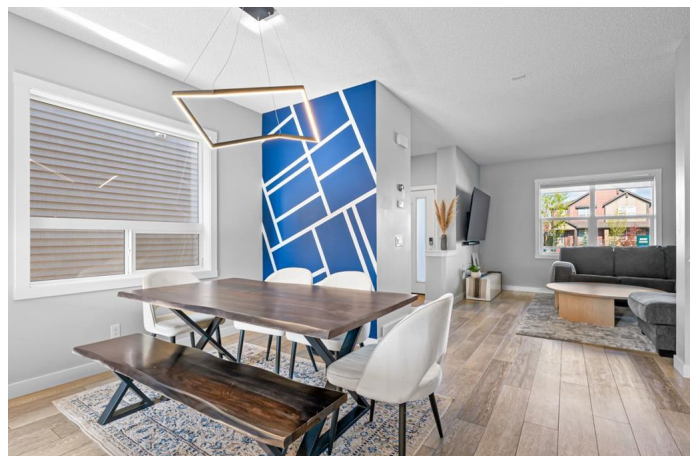
The main floor features 9-foot ceilings, laminate flooring, a tucked-away half bath, with a bright, open-concept living and dining area with ample space to relax or entertain. The kitchen shines with quartz countertops, stainless steel appliances, a large island with seating, matte-finished cabinets, and a separate pantry.

Upstairs, you'll find three spacious bedrooms, all with walk-in closets. The primary suite includes a private ensuite, while a full bath with a tub serves the other bedrooms. The fully finished basement adds great versatility with a fourth bedroom, full bathroom, and a cozy entertainment/movie space, ideal for guests or a growing family.

Enjoy your east-facing front deck for morning sun and the west-facing backyard for afternoon BBQS. The fenced yard offers room for a patio set and outdoor enjoyment.

Wolf Willow is a vibrant, fast-growing community with Bow River access, Fish Creek Park, Blue Devil Golf Course, themed playgrounds, and extensive walking paths.

Built in 2019



## Essential Information

MLS® #	A2221344
Price	\$564,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,474
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	27 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	Built-in Features, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air, Full
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
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Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 19th, 2025
Days on Market	14
Zoning	R-Gm

### **Listing Details**

Listing Office	RE/MAX First
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