

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

**MLS # A2294138**



**\$549,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,492 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

A newer Wolf Willow duplex, without the feeling that you are still living in the middle of construction. Built in 2019 and offered for the first time, this home is set in the first phase of the community, where much of the surrounding construction is already behind you. Inside, the layout is bright, functional, and familiar in the best way, with 3 bedrooms upstairs, 2.5 bathrooms, and an undeveloped basement ready for whatever comes next. Out back, the fully fenced yard, double detached garage, and large deck with pergola give the property a more finished feel than many newer homes can offer. What remains is the part people move here for: quick access to Fish Creek Park, pathways, green space, and an outdoor lifestyle that is hard to beat.