

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

**MLS # A2308092**



**\$585,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,610 sq.ft.	<b>Age:</b>	2021 (5 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, Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Sound

**Inclusions:** n/a

Welcome to life in vibrant Wolf Willow at 144 Wolf Willow Blvd SE! This fully upgraded and meticulously maintained like new 3 bedroom, 2.5 bathroom home offers over 1,600 sq ft of beautifully finished living space and is the one you have been waiting for! Bright and welcoming, the home features a sunny west facing front porch and an open concept main floor designed for modern living. The spacious family room is highlighted by a cozy electric fireplace creating the perfect place to relax or entertain. The stunning rear kitchen showcases full height custom cabinetry, quartz countertops, designer backsplash, huge pantry, central island, upgraded gas stove, built in microwave, European style stainless steel hood fan, garburator, and contemporary pendant lighting. The dining area features beautiful natural light filtration, creating the perfect setting for memorable dinners with family and friends. Additional upgrades include Hunter Douglas high end window coverings, central air conditioning, water softener, HRV system, gas BBQ line, Control4 smart home integration with Google Assist, custom lighting and tile selections with added custom Gemstone lighting and built in ceiling speakers throughout. Upstairs offers three generously sized bedrooms, upper floor laundry, 2.5 bathrooms, and a versatile central bonus room ideal for a TV lounge perfect for those Netflix season marathons or, reading area, or kids’s play space. The primary retreat features a walk in closet and a beautifully upgraded ensuite complete with hexagon tile flooring and a tiled walk in shower. Outside, enjoy the added garage and year round outdoor cooking with the gas BBQ hookup. The unfinished basement is ready for future development and offers endless possibilities for additional living space, gym, or media room. Located in sought after Wolf Willow, this home is surrounded by parks, scenic

pathways, and easy access to the Bow River while remaining conveniently connected to city amenities. This is a true turnkey property where pride of ownership is evident throughout. Mr. and Mrs. Clean truly live here, with the home presented in pristine condition and ready for its next owners to enjoy with the bonus of the balance of New Home Warranty. Book your private showing today. Call today!