

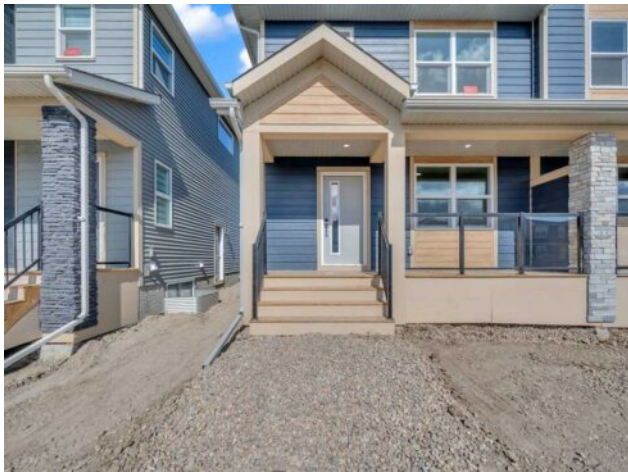


GRASSROOTS
REALTY GROUP

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614 WOLF WILLOW Boulevard SE
Calgary, Alberta

MLS # A2223263



\$599,999

Division:	Wolf Willow		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,642 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Pantry		

Inclusions: NONE

Discover the perfect blend of comfort, function, and style in this brand new duplex nestled in the heart of Wolf Willow. From the moment you step onto the charming front porch, you'll feel right at home. Inside, an airy and open-concept main floor awaits—boasting sleek luxury vinyl plank flooring, a sunlit living room, and a spacious dining area ready for memorable gatherings. At the back of the home, the chef-inspired kitchen is sure to impress with quartz countertops, stainless steel appliances, and an oversized island that invites connection. A window over the sink frames views of your backyard—ideal for multitasking parents. The main floor also includes a 2-piece powder room and a well-designed mudroom with rear access. Upstairs, retreat to the primary suite featuring a walk-in closet and a private ensuite. Two more bedrooms, a stylish full bath, upstairs laundry, and a cozy bonus room make this layout family-friendly and functional. Need more space? The 9-ft basement with a separate entrance, rough-ins, and egress window is ready for your future vision—whether that's a home gym, or rec room. Wolf Willow is more than a community—it's a lifestyle. Enjoy stunning river valley views, walkable greenspaces, and easy access to Bow River pathways, Blue Devil Golf Course, local shops, and an off-leash dog park. With quick connections to Stoney Trail and nearby amenities, everything you need is within reach. Contact your favorite REALTOR® today!