



**GRASSROOTS**  
REALTY GROUP

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**526 WOLF WILLOW Boulevard SE**  
**Calgary, Alberta**

**MLS # A2234958**



**\$685,000**

|                  |                                       |               |                  |
|------------------|---------------------------------------|---------------|------------------|
| <b>Division:</b> | Wolf Willow                           |               |                  |
| <b>Type:</b>     | Residential/Duplex                    |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side       |               |                  |
| <b>Size:</b>     | 1,738 sq.ft.                          | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 5                                     | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Off Street, Parking Pad               |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                             |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot |               |                  |

|                    |                                                                        |                   |      |
|--------------------|------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                             | <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>   | Separate/Exterior Entry, Finished, Full, Suite                         | <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>   | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry |                   |      |

**Inclusions:** N/A

LEGAL BASEMENT SUITE with 2 Bedrooms. Welcome to 526 Wolf Willow Boulevard SE! This remarkable home features a thoughtfully designed open-concept layout that perfectly balances modern living with comfort. Welcome to this newly built, spacious house which includes 5 bedrooms and 3.5 bathrooms with legal basement suite. Located in one of the most sought after community Wolf Willow, Southeast Calgary. Property offers about 2515 SQF of living space. Main floor includes gourmet kitchen and dinning space. Modern kitchen offers island with sparkling quarts countertops, modern cabinetry and the upgraded stainless steel appliances offer a perfect blend of style and functionality, making this kitchen a chef's dream. The main floor features luxury vinyl plank throughout, a bright, L-shaped kitchen with stainless steel appliances, a pantry, and an island for additional counter space and seating. The central dining area leads to the kitchen and the large, front living room. Additionally, the main floor has a 2-pc powder room with a pedestal sink, a rear mudroom, and a closet. The upper level offers a spacious primary bedroom with a large walk-in closet and 4 pc ensuite with dual sinks and standing shower. 2 additional bedrooms, a central flex/bonus room, stacked laundry closet, and 4 pc main bathroom. This completes the upper floor. Adding incredible value, this home includes a 2-BEDROOM LEGAL BASEMENT SUITE with a separate side entrance. Featuring 9-foot ceilings, a fully equipped kitchen, a 4-piece bathroom, a spacious living room, and two bedrooms, this Legal suite. Located in the community of Wolf Willow, this home is steps away from ample parks within the community, Fish Creek Park, Bow River, and Blue Devil Golf Club. Wolf Willow will be home to future schools, a dog park, commercial development, and trails. Book your private showing today!

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