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## 619 Wolf Willow Boulevard SE Calgary, Alberta

MLS # A2246376



\$529,900

Wolf Willow Division: Residential/Duplex Type: 2 Storey, Attached-Side by Side Style: Size: 1,650 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Parking Pad, Rear Drive Lot Size: 0.06 Acre Lot Feat: Back Lane, Back Yard, Level, Rectangular Lot

**Heating:** Water: Central, Natural Gas Sewer: Floors: Carpet, Ceramic Tile, Concrete, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full, Separate/Exterior Entry, Unfinished **Exterior:** Zoning: Concrete, Vinyl Siding, Wood Frame R-GM Foundation: **Poured Concrete Utilities:** 

Features: High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

OPEN-HOUSE SUNDAY OCT 26TH 1.00 PM TO 4.00 P.M. Seller is motivated to sell, price REDUCED by another 20k for quick sale. Vacant for early possession. Never-lived-in, 3-bedroom half duplex with 2.5 washroom and roughed full washroom in the basement with separate entrance in the desirable community of Wolf Willow, offering NO condo fees and an incredible low down payment option available for qualified buyers. Newly built by Shane Homes, this property boasts an open-concept layout, high-end finishes, and a back garage pad ready for your future garage. Whether you' re entertaining friends or enjoying a cozy night in, this home is designed to fit your lifestyle with possibilities of legal suite.