

# \$695,000 - 526 Wolf Willow Boulevard Se, Calgary

MLS® #A2197603

**\$695,000**

5 Bedroom, 4.00 Bathroom, 1,738 sqft

Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

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 quartz 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!

Built in 2025

**Essential Information**

MLS® #	A2197603
Price	\$695,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,738
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	526 Wolf Willow Boulevard Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5P7

**Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad

**Interior**

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 26th, 2025
Days on Market	51
Zoning	R-Gm

## Listing Details

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.