\$685,000 - 526 Wolf Willow Boulevard Se, Calgary

MLS® #A2234958

\$685,000

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 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!

Built in 2025

Essential Information

MLS® # A2234958 Price \$685,000

Bedrooms 5
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,738
Acres 0.06
Year Built 2025

real 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 June 26th, 2025

Days on Market 11

Zoning R-Gm

Listing Details

Listing Office PREP Realty

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