# \$665,000 - 514 Wolf Willow Boulevard Se, Calgary

MLS® #A2198058

# \$665,000

5 Bedroom, 4.00 Bathroom, 1,741 sqft Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

Stunning 5-Bedroom Home with LEGAL 2-Bedroom Basement Suite â€" Perfect for Families & Investors!

Welcome to 514 Wolf Willow Boulevard SE – a beautifully designed, newly built home offering modern comfort, luxurious finishes, and incredible investment potential!

Located in the highly sought-after Wolf Willow community in Southeast Calgary, this stunning 5-bedroom, 3.5-bathroom property boasts 2,485 sq. ft. of total living space, including a LEGAL 2-bedroom basement suite with a separate entrance – an ideal mortgage helper or rental opportunity!

--The MAIN FLOOR is designed for Everyday Luxury Living. Highlights include a Gourmet Kitchen with sleek quartz countertops, modern cabinetry, upgraded stainless steel appliances, a spacious island, and a pantry for extra storage. An Open-Concept Layout that flows seamlessly from the bright front living room to the central dining area and into the kitchen, making it perfect for entertaining. Luxury Vinyl Plank Flooring – Durable, stylish, and easy to maintain throughout the main floor. A Convenient Powder Room & Mudroom ideally placed for functionality and convenience.

--The UPPER LEVEL is a space for the Whole Family. The spacious Primary Suite features a large walk-in closet and 4-piece ensuite with dual sinks and a standing shower.

Two Additional Bedrooms are ideal for kids, guests, or a home office and a 4-piece stylish bathroom provides plenty of functionality for







the family. The Bonus/Flex Room is perfect for a second living area, playroom, or workspace. Upstairs Laundry is conveniently located easy access.

## --LEGAL 2-BEDROOM BASEMENT SUITE

â€" The Ultimate Investment Opportunity! Entirely separated from the upper levels with a separate side entry and its own laundry area. This modern designed level includes stunning herringbone floors, a functional new kitchen, large living area and 2 bright bedrooms making it ideal as a rental opportunity or a space for extended family members. -- This is a PRIME LOCATION in Wolf Willow. Just steps from parks, Fish Creek Park, Bow River, and Blue Devil Golf Club.

Future schools, dog park, commercial development, and scenic trails planned for the community.

Don't miss this incredible opportunity to own a stunning home in one of Calgary's most desirable communities! Whether you're looking for a family home with extra space or a smart investment property, this home is a must-see.

Built in 2024

# **Essential Information**

MLS® # A2198058 Price \$665,000

Bedrooms 5
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,741

Acres 0.06 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 514 Wolf Willow Boulevard Se

Subdivision Wolf Willow

City Calgary
County Calgary
Province Alberta
Postal Code T2X 5P7

#### **Amenities**

Parking Spaces 4

Parking Alley Access, Off Street, Parking Pad

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Quartz Counters, Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full, Suite, Exterior Entry

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed March 6th, 2025

Days on Market 30

Zoning R-GM

### **Listing Details**

Listing Office eXp 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.