

\$649,000 - 642 Wolf Willow Boulevard Se, Calgary

MLS® #A2199407

\$649,000

5 Bedroom, 4.00 Bathroom, 1,730 sqft
Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

"Open House Cancelled". Sparkling brand new home "Legal 2 bdrm bsmt suite" in the tranquil community of Wolf Willow that idyllically borders the Bow River Valley. An expansive front porch greets guests and entices peaceful morning coffees soaking up the sunny south-west exposure. Inside this thoughtfully designed home is a true sanctuary for any busy family with timeless finishes and outstanding upgrades with the added benefit of an illegal suite that is completely private from the upper levels. Wide plank flooring and loads of natural light adorn the open and airy main floor. The living room promotes relaxation while clear sightlines encourage unobstructed conversations. Centring the open floor plan in the large dining area, great for entertaining. Culinary adventures are inspired in the gorgeous kitchen featuring stone countertops, stainless steel appliances, a pantry for extra storage and a large centre island to casually convene around. Gather in the upper level bonus room and connect over engaging movies and games nights. Retreat at the end of the day to the luxurious primary bedroom with a large walk-in closet and a lavish ensuite boasting dual vanities and an oversized shower. Both additional bedrooms on this level are spacious and bright, sharing the 4-piece main bathroom. Upper level laundry further adds to your convenience. Entirely separated from the upper levels is the "Legally 2 bedroom Suited" basement with a separate side entry and its own laundry area.



This stylishly designed level includes stunning herringbone floors, a modern new kitchen, a large living area and 2 bright bedrooms making it ideal as a rental opportunity or for extended family members. The large backyard provides ample outdoor space with seasonal pending work to be completed by the builder. Ideally located in this breathtaking new neighborhood, walk to the Bow River and beyond! Many more amenities and developments are expected within this new and vibrant community that is well connected to recreation and social activities. In the meantime, take advantage of the fantastic shopping, dining and amenities in Walden, Legacy and Chaparral. Easy access to McLeod Trail when you do need to leave the area. Brand new, move-in ready and an unsurpassable location – this home has it all!

Built in 2025

Essential Information

MLS® #	A2199407
Price	\$649,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,730
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	642 Wolf Willow Boulevard Se
Subdivision	Wolf Willow

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5P8

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	March 5th, 2025
Days on Market	9
Zoning	R-GM

Listing Details

Listing Office	Royal LePage METRO
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