



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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619 Wolf Willow Boulevard SE  
Calgary, Alberta

MLS # A2246376



**\$539,900**

Division:	Wolf Willow		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,650 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	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:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	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 05th 1:00 PM &ndash; 4:00 PM Seller is motivated to sell, dropped price by 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.