

# \$655,000 - 514 Wolf Willow Boulevard Se, Calgary

MLS® #A2198058

**\$655,000**

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 â€”  
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 â€” 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 â€” 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.

Donâ€™t miss this incredible opportunity to own a stunning home in one of Calgaryâ€™s most desirable communities! Whether youâ€™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	\$655,000
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 Off Street, Parking Pad, Alley Access

### 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, Exterior Entry, Suite

### 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 41  
Zoning R-GM

### Listing Details

Listing Office eXp Realty

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