

\$474,900 - 918 Wolf Willow Boulevard Se, Calgary

MLS® #A2235079

\$474,900

3 Bedroom, 3.00 Bathroom, 1,266 sqft

Single Family on 0.05 Acres

Wolf Willow, Calgary, Alberta

*PREMIER TOWN HOME

COLLECTION*BEAUTIFUL JAYMAN BUILT
NEW HOME*SOLAR & SMART TECH*NO
CONDO FEES*PARKING FOR 2 CARS* This

lovely 2 story townhouse features a nice open floor plan that flows smoothly into the modern kitchen with a centralized flush eating bar, Elegant White QUARTZ counters, full pantry, Stainless Steel WHIRLPOOL appliances that includes a 25 cu ft French Door Refrigerator with icemaker, Broan Power Pack built-in cabinet hood fan, built-in Panasonic microwave with trim kit and upgraded slide in smooth top stove, as well as a convenient half bath + nice back entry with 4x4 deck! The 2nd level offers a Primary Suite with a private 3 piece en suite & walk-in closet along with 2 additional spacious bedrooms & a full 4 piece main bath. Bonus: Upper Laundry room! The unfinished basement provides roughed in plumbing & an opportunity for you to create & finish your ideal additional living space.

Beautiful interior selections that include a silgranite sink & soft close drawers. Other upgrades include a fully fenced and landscaped yard, QUARTZ counters tops through out, professionally designed Magnolia Charm colour palette, Triple Pane Windows, 10 solar panels, BuiltGreen Canada Standard with an EnerGuide rating, UV-C ultraviolet light air purification system, high efficiency furnace with Merv 13 filters & HRV unit, Navien-Brand tankless hot water heater and Smart Home Technology Solutions. Enjoy living in this



beautiful new community with nature as your back drop and trails within steps of your brand new Jayman BUILT Home. This is your opportunity - Wolf Willow - only steps away from the Dog Park, ponds, parks, pathways, golf, shopping, soccer, bike paths, Bow River Valley, Fish Creek Park, transit, off-leash dog areas, and the major south expressways. Community lifestyle living that makes Wolf Willow an outstanding, safe, and secure community. (id:6289)

Built in 2024

Essential Information

Listing #	A2235079
Price	\$474,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,266
Acres	0.05
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	918 Wolf Willow Boulevard Se
Subdivision	Wolf Willow
City	Calgary
Province	Alberta
Postal Code	T2X5R7

Amenities

Amenities	Golf Course, Park, Shopping
Features	Back lane, PVC window, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Gravel, Other, Parking Pad

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Hood Fan, Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Composite Siding, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Jayman Realty Inc.



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