

\$503,900 - 906 Wolf Willow Boulevard Se, Calgary

MLS® #A2202689

\$503,900

3 Bedroom, 3.00 Bathroom, 1,256 sqft
Residential 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 Polaire QUARTZ counters, full pantry, Stainless Steel WHIRLPOOL appliances that includes a 25 cu ft French Door Refrigerator with icemaker, Broan Power Pack hood fan with shroud, 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 in kitchen and bathrooms, professionally designed Birch Whisper 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.

Built in 2024

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2202689 |
| Price | \$503,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,256 |
| Acres | 0.05 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 906 Wolf Willow Boulevard Se |
| Subdivision | Wolf Willow |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 5R7 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Gravel Driveway, Off Street, Parking Pad, Side By Side |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater |
| Heating | High Efficiency, Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 24 |
| Zoning | R-G |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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