

# \$500,900 - 754 Wolf Willow Boulevard Se, Calgary

MLS® #A2249297

**\$500,900**

3 Bedroom, 3.00 Bathroom, 1,425 sqft

Residential on 0.05 Acres

Wolf Willow, Calgary, Alberta

OPEN HOUSE THIS SATURDAY AND SUNDAY FROM NOON - 5 PM. HOME IS UNDER CONSTRUCTION - JANUARY COMPLETION \*USE GOOGLE MAPS to #702 Wolf Willow Blvd. SE (enter the Showhome for info.) \* LUXURIOUS STREET TOWN \* NO CONDO FEES \* DOUBLE CAR GARAGE \* FULLY LANDSCAPED \* DECK \* WINDOW COVERINGS \* UPGRADED FINISHINGS \* Wonderful home located within a 5 minute walk to the Bow River where nature is right at your back door! As you enter this "open concept floor plan", the first features you'll see are the gorgeous wide plank floors, the 9 foot high ceilings, a cozy fireplace and elegant metal railing on the staircase. The spacious living room allows for casual family gatherings or a fun movie night. The dining room is located in the middle of the home and has the capacity to fit a large dining room table. The kitchen is at the REAR of the home and has an island with eating bar, a pantry, quartz countertops, Slim Line lighting and pendant lighting. The mudroom has a bench and hooks for jackets. The upper floor has a huge primary bedroom that has a walk in closet and a 4 piece ensuite bathroom which includes a 5 ft. wide TILED shower and 2 sinks. The 2 spare bedrooms are at the back of the home where you'll also find a 4 piece bathroom. The laundry room is on the upper floor as well. There's also a Tech space for a desk at the top of the stairs. The basement is



undeveloped but can offer enough space for a future 4th bedroom, a 4th bathroom and a large recreation room. As you enter the backyard from the mudroom a 88 square foot deck/privacy wall is there to get your future backyard plans started. We have provided a R/I gas line for your BBQ here. To get you out of Calgary's long winters, a double car garage is waiting for you! Grass will be provided for both the front yard and the back. Energy saving components are triple pane windows, a 96% high efficient furnace, LED lighting, a high end Air Filtration System ( HRV ) and a ECOBEE SMART thermostat that's an "all in one Smart Device. There's a shallow concrete swale in the backyard for drainage. Pictures are representative. Not all components in the pictures are included. Pictures are of a showhome but not the exact home. Builder's representative will clarify all details prior to a contract being written. RMS measurements taken from Builder's blueprints.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2249297      |
| Price          | \$500,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,425         |
| Acres          | 0.05          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

Address 754 Wolf Willow Boulevard S  
Subdivision Wolf Willow  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2X 5R4

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Double Vanity, High Ceiling, Smoking Home, Open Floor Plan, Closet(s), Bathroom Roughed In, Fixtures

Appliances See Remarks

Heating Forced Air, Natural Gas, High Efficiency, Humidity Control

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Mantle, Electric

Has Basement Yes

Basement Full, Unfinished

### Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame, Vinyl Siding

Foundation Poured Concrete

### Additional Information

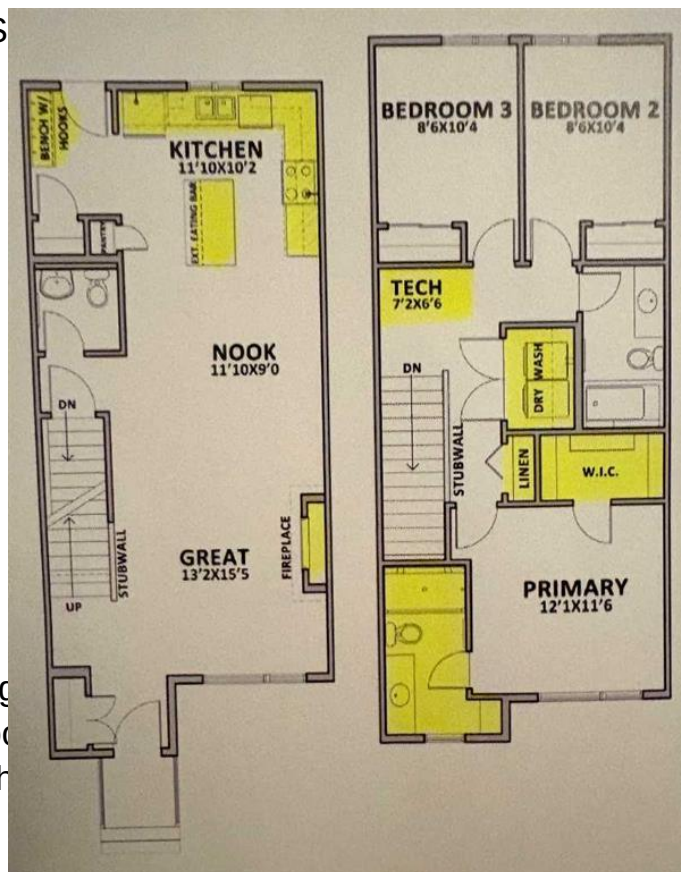
Date Listed August 16th, 2025

Days on Market 80

Zoning R-GM

### Listing Details

Listing Office MaxWell Canyon Creek



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.