

**754 Wolf Willow Boulevard SE  
Calgary, Alberta**

**MLS # A2271274**



# \$499,900

|                  |                                                               |               |                  |
|------------------|---------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Wolf Willow                                                   |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                         |               |                  |
| <b>Style:</b>    | 2 Storey                                                      |               |                  |
| <b>Size:</b>     | 1,425 sq.ft.                                                  | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                                             | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                                        |               |                  |
| <b>Lot Size:</b> | 0.05 Acre                                                     |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |               |                  |

|                    |                                                            |                   |      |
|--------------------|------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Humidity Control, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl, Vinyl Plank                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Vinyl Siding, Wood Frame                 | <b>Zoning:</b>    | R-GM |
| <b>Foundation:</b> | Poured Concrete                                            | <b>Utilities:</b> | -    |

**Features:** Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** Zebra window coverings (not on doors and not in basement). Grass front and back.

JANUARY 15th COMPLETION \* 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 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.