

\$499,900 - 754 Wolf Willow Boulevard Se, Calgary

MLS® #A2271274

\$499,900

3 Bedroom, 3.00 Bathroom, 1,425 sqft

Residential on 0.05 Acres

Wolf Willow, Calgary, Alberta

JANUARY 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.

Built in 2025

Essential Information

MLS® #	A2271274
Price	\$499,900
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 Se
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 Bathroom Rough-in, Break Kitchen Island, Low Flow Plumbing Fixtures, NO Animal Home, NO Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating High Efficiency, Forced Air, Humidity Control, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric, Living Room, Mantle
Has Basement Yes
Basement Full

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, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed November 17th, 2025
Zoning R-GM

Listing Details

Listing Office MaxWell Canyon Creek



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