

\$474,900 - 902 Wolf Willow Boulevard Se, Calgary

MLS® #A2223518

\$474,900

3 Bedroom, 3.00 Bathroom, 1,266 sqft

Residential on 0.05 Acres

Wolf Willow, Calgary, Alberta

Jayman BUILT | Limited-Time Developer Incentives â€“ Fall 2025. Exciting news! Several of our valued developer partners are stepping up to help move select inventory before year-end! From Today to November 30, buyers can take advantage of exclusive land rebates and incentives on select Jayman BUILT homes â€” without any list price reductions. Current Developer Offer: Westcreek: 5% Off Land Value â€“ \$7,645 (or \$6,255) savings. These exclusive incentives are available for a limited time only and are not reflected in list prices, so reach out today for full details before theyâ€™re gone! *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 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 and walk-in closet, along with two additional spacious bedrooms & a full 4-piece main bath. Bonus: Upper Laundry room that comes with a Washer and Dryer! The unfinished basement



provides roughed-in plumbing & an opportunity for you to create & finish your ideal additional living space. Beautiful interior selections that include an undermount Silgranite sink & soft-close drawers. Other upgrades include a fully fenced and landscaped yard, QUARTZ counters tops in kitchen and bathrooms, 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.

Built in 2024

Essential Information

MLS® #	A2223518
Price	\$474,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,266
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Active

Community Information

Address	902 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	No Animal Home, No Smoking Home, Quartz Counters, Breakfast Bar, Vinyl Windows, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Electric Stove, Microwave, Range Hood, Tankless Water Heater, Washer/Dryer
Heating	Forced Air, High Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	July 23rd, 2025
Days on Market	91
Zoning	R-Gm
HOA Fees Freq.	ANN

Listing Details

Listing Office Jayman Realty Inc.

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.