\$474,900 - 918 Wolf Willow Boulevard Se, Calgary

MLS® #A2235079

\$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 they'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 built-in cabinet hood fan, 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 through out, 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®# A2235079 Price

\$474,900

3 Bedrooms

3.00 Bathrooms

Full Baths 2

Half Baths 1

Square Footage 1,266

Acres 0.05 Year Built 2024

Type Residential

Sub-Type Row/Townhouse

2 Storey Style

Status Active

Community Information

Address 918 Wolf Willow Boulevard Se

Subdivision Wolf Willow

City Calgary
County Calgary
Province Alberta
Postal Code T2X 5R7

Amenities

Parking Spaces 2

Parking Gravel Driveway, Parking Pad, Off Street, Side By Side

Interior

Interior Features Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures, Smart Home

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Electric Stove,

Tankless Water Heater

Heating Forced Air, Natural Gas, High Efficiency

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Back Lane, Landscaped, Back Yard, Front Yard, Low Maintenance

Landscape, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed June 27th, 2025

Days on Market 117
Zoning R-Gm

HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

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