

\$539,900 - 755 Wolf Willow Boulevard Se, Calgary

MLS® #A2233459

\$539,900

3 Bedroom, 3.00 Bathroom, 1,425 sqft

Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

USE GOOGLE MAPS to #702 Wolf Willow Blvd. SE (enter the Showhome for info.) * LUXURIOUS STREET TOWN * NO CONDO FEES * END UNIT * SIDE ENTRY * DOUBLE CAR GARAGE * FULLY LANDSCAPED * DECK * WINDOW COVERINGS * UPGRADED FINISHINGS * Wonderful home located within a 5 minute walk to FISH CREEK PROVINCIAL PARK! 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. The basement is undeveloped but can offer enough space for a future 4th bedroom, a 4th bathroom and a large recreation room. Plumbing rough-ins have also been provided for laundry facilities and a bar sink. As you enter the backyard from the mudroom a 100



square foot deck is there to get your future backyard plans started. We have provided a 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 thermostat that's an "all in one Smart Device. There's a shallow concrete swale in the backyard for drainage. No exterior stairs are provided at side entry door. Pictures are representative. Not all features 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® # | A2233459 |
| Price | \$539,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,425 |
| Acres | 0.06 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 755 Wolf Willow Boulevard Se |
| Subdivision | Wolf Willow |
| City | Calgary |

LOOK
MASTER BUILDER
SUMMIT II
WW-0319C/0320C/0321C/0322C



| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 5R3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Low Flow Plumbing Fixtures |
| Appliances | See Remarks |
| Heating | High Efficiency, Forced Air, Natural Gas, Humidity Control |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room, Mantle |
| Has Basement | Yes |
| Basement | Exterior Entry, 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, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 21st, 2025 |
| Days on Market | 6 |
| Zoning | R-GM |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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