

# \$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. Plus, Washer/Dryer/Hunter Douglas Everwood Faux Wood blinds - windows only. 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 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
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 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, Off Street, Parking Pad, Side By Side

### Interior

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

### Exterior

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

### Additional Information

Date Listed June 27th, 2025  
Days on Market 132  
Zoning R-Gm  
HOA Fees Freq. ANN

### Listing Details

Listing Office

Jayman Realty Inc.

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