

# \$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 | 93              |
| Zoning         | R-Gm            |
| HOA Fees Freq. | ANN             |

### Listing Details

Listing Office                      Jayman Realty Inc.

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