



**GRASSROOTS**  
REALTY GROUP

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806 Wolf Willow Boulevard SE  
Calgary, Alberta

MLS # A2236847



**\$570,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,652 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the Cascade by Shane Homes, a beautifully designed home available for immediate possession. With its desirable southwest exposure and convenient side entry, this home offers plenty of natural light and flexibility for potential future development. It features three spacious bedrooms, 2.5 bathrooms, and an upstairs flex room perfect for a home office or play area. The owner's bedroom includes a generous walk-in closet and a private ensuite, while the upstairs laundry adds everyday convenience. The basement is unfinished but includes rough-ins, giving you the option to personalize the space down the road. Whirlpool appliances are included, and please note that photos are for illustrative and representative purposes only.