



GRASSROOTS
REALTY GROUP

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**770 Wolf Willow Boulevard SE
Calgary, Alberta**

MLS # A2274474

\$519,900



Division:	Wolf Willow		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,423 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)		
Inclusions:	Builder to provide an appliance allowance		

This brand new END UNIT townhome WITH NO CONDO FEES in WOLF WILLOW combines thoughtful design with modern comfort in a location surrounded by parks, pathways, the BOW RIVER, and everyday conveniences. The main level is bright and welcoming with wide-plank LVP FLOORING for durability and easy maintenance. A spacious GREAT ROOM sits at the front of the home and centres around an ELECTRIC FIREPLACE with a streamlined mantel, creating a warm focal point for gatherings. The dining area flows naturally from the living space and offers plenty of room for family meals or entertaining. The kitchen is beautifully appointed with warm WOOD CABINETRY, STONE COUNTERTOPS, a WHITE TILE BACKSPLASH, SHAKER DOORS, SOFT-CLOSE CABINETS, POTS AND PANS DRAWERS, and a central island that expands prep space while encouraging conversation. TRIPLE PANE WINDOWS throughout the main level enhance energy efficiency and contribute to year-round comfort. A SIDE ENTRANCE offers functional separation and flexibility for future use, while the basement provides ROUGH-INS for a BATHROOM, WET BAR, and LAUNDRY to support a variety of future development options. Upstairs, the PRIMARY BEDROOM is bright and well-proportioned with a WALK-IN CLOSET and a private ENSUITE featuring DOUBLE SINKS and a TILED SHOWER for a polished, spa-like feel. Two additional bedrooms share access to a full bathroom, creating a practical layout for families or guests. Completing the exterior, the builder will install FRONT AND BACK LANDSCAPING along with a 10' x 10' REAR DECK that extends the living space outdoors for relaxing or dining. A DETACHED DOUBLE GARAGE adds secure parking and extra storage. Window coverings are included for added move-in readiness.

This home offers a comfortable blend of style, function, and community connection in one of south Calgary’s most nature-focused neighbourhoods.