



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

**MLS # A2274479**



**\$499,900**

<b>Division:</b>	Wolf Willow	
<b>Type:</b>	Residential/Five Plus	
<b>Style:</b>	2 Storey	
<b>Size:</b>	1,423 sq.ft.	<b>Age:</b> 2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Detached	
<b>Lot Size:</b>	0.05 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped	

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

Welcome to WOLF WILLOW, where nature-focused living meets modern design in this brand new three bedroom townhome WITH NO CONDO FEES with anticipated completion in early 2026. Thoughtfully crafted with 9" MAIN FLOOR CEILINGS, TRIPLE PANE WINDOWS, and an open-concept layout, this home blends comfort, efficiency, and style for everyday living. The great room provides a welcoming place to relax, anchored by an ELECTRIC FIREPLACE WITH MANTLE that brings warmth and definition to the space. A CENTRAL DINING ROOM sits between the living area and kitchen, creating a natural gathering point for meals, conversation, and everyday connection. The kitchen is designed for both function and flow, featuring SHAKER CABINET DOORS, SOFT CLOSE CABINETRY, POTS AND PANS DRAWERS, and STONE COUNTERTOPS that offer durability and a clean, modern finish. A spacious island provides additional prep space and casual seating, while triple pane windows introduce soft natural light across the main floor. Upstairs, the PRIMARY BEDROOM includes a WALK-IN CLOSET and an ENSUITE with DOUBLE SINKS and a TILED SHOWER for everyday comfort. Two additional bedrooms, a full bathroom, and an upper laundry area complete a well-planned layout suited to families, guests, or shared living. HRVs IN THE BATHROOMS support continual airflow and improved indoor comfort. Outdoor spaces are equally considered, with FRONT AND BACK LANDSCAPING completed by the builder and an 8' x 11' REAR DECK WITH ALUMINUM RAILING AND PRIVACY WALL providing a comfortable place for outdoor dining or relaxation. A REAR DETACHED DOUBLE GARAGE offers secure parking and storage throughout the year. Additional details include POPLAR RAILING WITH METAL SPINDLES ON THE MAIN

FLOOR, CALIFORNIA KNOCKDOWN CEILINGS, WINDOW COVERINGS, and 9&rsquo; MAIN FLOOR CEILINGS that enhance openness and light. Set within walking distance of the BOW RIVER, community parks, playgrounds, and a network of scenic pathways, this brand new home offers a lifestyle connected to nature with the comfort of modern design and thoughtful upgrades throughout..