

# \$570,000 - 806 Wolf Willow Boulevard Se, Calgary

MLS® #A2236847

## \$570,000

3 Bedroom, 3.00 Bathroom, 1,652 sqft  
Residential on 0.07 Acres

Wolf Willow, Calgary, Alberta

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.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2236847  |
| Price          | \$570,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,652     |
| Acres          | 0.07      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 806 Wolf Willow Boulevard Se |
| Subdivision | Wolf Willow                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X5R4                       |

### Amenities

|                |       |
|----------------|-------|
| Parking Spaces | 2     |
| Parking        | Stall |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Street Lighting |
| Roof              | Asphalt Shingle                       |
| Construction      | Stone, Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                       |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 4th, 2025 |
| Zoning      | R-Gm           |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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