

# \$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
Days on Market	8
Zoning	R-Gm

### Listing Details

Listing Office	Bode Platform Inc.
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