



GRASSROOTS
REALTY GROUP

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831 Wolf Willow Boulevard SE
Calgary, Alberta

MLS # A2305961



\$577,000

Division:	Wolf Willow		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,725 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance		
Inclusions:	n/a		

Welcome to your future Brand new semi-detached (half duplex) home in the highly sought-after community of Wolf Willow in SE Calgary built by Shane Homes. This bright and spacious home offers a modern open-concept layout filled with natural light — perfect for both everyday living and entertaining. Upstairs, you'll find the convenience of a second-floor laundry, making daily routines that much easier. Stylish, modern blinds are already installed on all windows, adding both comfort and privacy. Step outside to enjoy a welcoming front porch, a fully landscaped backyard with fresh grass, and a parking pad for 2 vehicles — everything already done for you and ready for a garage. The unfinished basement features 9' ceilings, a separate side entrance, and rough-ins in place, creating an excellent opportunity to develop a 2-bedroom legal suite (subject to city approval) — ideal for additional income or extended family living. Located just minutes from the beautiful Bow River, walking paths, shopping, future schools and all essential amenities, this home offers the perfect balance of nature and urban convenience. Great opportunity for investors or first-home buyers. Book your showing today.