



## 894 Wolf Willow Boulevard Calgary Alberta

\$554,900

**\*\*BRAND NEW HOME ALERT\*\*** Great news for eligible First-Time Home Buyers - NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTOR(R). **\*PREMIER TOWN HOME COLLECTION\*BEAUTIFUL JAYMANBUILT NEW HOME\*SOLAR & SMART TECH\*NO CONDO FEES\*PARKING FOR 2 CARS\***This lovely 2 story END UNIT townhouse features a nice open floor plan that flows smoothly into the modern kitchen with a centralized flush eating bar, Elegant Black Pearl counters, full pantry, Stainless Steel WHIRLPOOL appliances that includes a 25 cu ft French Door Refrigerator with icemaker, Broan Power Pack hood fan with shroud, built-in Panasonic microwave with trim kit and upgraded slide in smooth top stove. As well as a convenient half bath + nice back entry! The 2nd level offers a Primary Bedroom with a private 3 piece en suite with sliding glass door shower & walk-in closet along with 2 additional spacious bedrooms & a full 4 piece main bath. Bonus: Upper Laundry room with Washer & Dryer! The unfinished basement provides roughed in plumbing & an opportunity for you to create & finish your ideal additional living space. Beautiful interior selections that include a silgranite Coal Black sink & soft close drawers. Other upgrades include 7x4 rear deck, fully fenced and landscaped, QUARTZ counters tops in kitchen and bathrooms, professionally designed Ebony Oasis colour palette, no condo fees, Triple Pane Windows, 10 solar panels, BuiltGreen Canada Standard with an EnerGuide rating, UV-C ultraviolet light air purification system, high efficiency furnace with Merv 13 filters & HRV unit, Navien-Brand tankless hot water heater, raised 9ft ceiling height in Living Room and Smart Home Technology Soluti...

Dining room 12.50 Ft x 10.00 Ft

Living room 11.50 Ft x 16.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Kitchen 12.08 Ft x 11.67 Ft

Bedroom 8.33 Ft x 12.00 Ft

Bedroom 8.25 Ft x 11.33 Ft

Primary Bedroom 11.25 Ft x 13.58 Ft

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Laundry room 5.33 Ft x 3.67 Ft

Listing Presented By:



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