



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #3213, Calgary t2x5x2

MLS®#: **A2173801** Area: **Wolf Willow** Listing **10/17/24** List Price: **\$299,999**
 Status: **Pending** County: **Calgary** Change: **-\$120k, 01-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **838**
 Low Sqft:
 Ttl Sqft: **838**

DOM

65
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Playground**

Construction: **Concrete,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Oven,Refrigerator,Washer/Dryer**
 Int Feat: **No Smoking Home,Soaking Tub**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`9" x 9`5"	Bedroom	Main	9`10" x 9`0"
Bedroom	Main	9`1" x 9`0"	4pc Bathroom	Main	4`11" x 7`11"
3pc Ensuite bath	Main	4`10" x 7`6"			

Legal/Tax/Financial

Condo Fee: **\$342** Title: **Fee Simple** Zoning: **N/A**
 Fee Freq:

Monthly

Legal Desc:

2411894;346

Remarks

Pub Rmks:

Open house Saturday December 14, 1-3Pm!! Welcome to your new home in Wolf Willow, a vibrant, up-and-coming community! This newly constructed second-floor apartment offers 3 spacious bedrooms and 2 modern bathrooms, perfect for comfortable living and a growing family. The property is everything you want - spacious, sleek, modern, affordable, and stylish. Developed by the esteemed Truman, you wouldn't expect anything less. The open-concept design fills the space with natural sunlight, creating a warm and inviting atmosphere throughout. The kitchen boasts new appliances and gorgeous quartz countertops to compliment your cooking masterpieces. Outside, find an outdoor fire pit and electric vehicle charging stations. Located in a developing neighborhood with lots of green space, this community is ideal for outdoor enthusiasts and those seeking a peaceful environment. The location is a short stretch to the Bow River and has unbeatable access to the stunning Fish Creek Park. Golf enthusiasts will love being only five minutes drive from the Blue Devil Golf Course. If you have fur babies, they'll have plenty of options for play with a dog park also just steps away, and cleanup will be a breeze with the pet wash facilities in the neighbouring building that you'll have access to. If that wasn't enough, you'll also have complimentary access to a gym located in the neighbouring building, and a spacious party room that can be booked for fun events and gatherings in your complex. Don't miss the opportunity to be part of this exciting community! Enjoy the benefits of modern living in a serene, sun-filled setting, with nearby parks and plenty of open space to explore. Schedule your viewing today!

Inclusions:

N/A

Property Listed By:

eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





