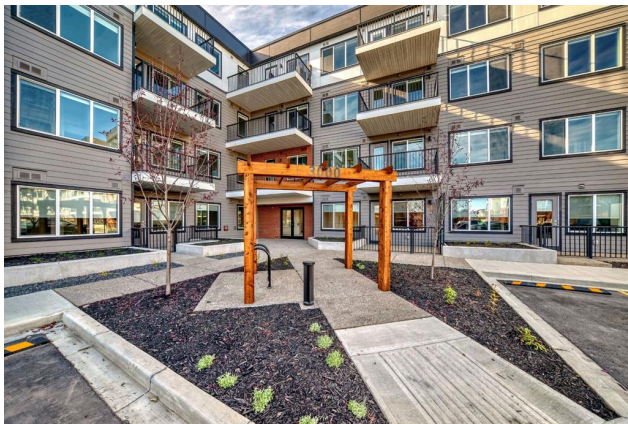


111 WOLF CREEK Drive #3408, Calgary T2X 5X2

MLS® #: **A2174361** Area: **Wolf Willow** Listing Date: **10/22/24** List Price: **\$414,900**
 Status: **Active** County: **Calgary** Change: **+\$5k, 07-Nov** 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:

Finished Floor Area
 Abv Sqft: **839**
 Low Sqft:
 Ttl Sqft: **839**

Titled, Underground

DOM

29
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Membrane**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Composite Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **High Ceilings, Open Floorplan, Pantry, Quartz Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|-------|--------------|-------------------|-------|---------------|
| Living Room | Main | 1`2" x 10`0" | Kitchen | Main | 10`9" x 11`9" |
| Dining Room | Main | 8`7" x 5`8" | Bedroom - Primary | Main | 10`10" x 9`5" |
| 3pc Ensuite bath | Main | 0`0" x 0`0" | Bedroom | Main | 9`10" x 9`0" |
| Bedroom | Main | 9`1" x 9`0" | 4pc Bathroom | Main | 0`0" x 0`0" |
| Laundry | Main | 0`0" x 0`0" | Balcony | Main | 29`11" x 6`6" |

Legal/Tax/Financial

Condo Fee:
\$351

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2411894**

Remarks

Pub Rmks: **Discover your dream home in this 3-bedroom, 2-bathroom top-floor condo, with 1 Titled underground Parking Stall, perfectly situated in the vibrant and growing community of Wolf Willow. Enjoy the convenience of nearby playgrounds, scenic pathways, golf, and shopping—all within a dynamic and welcoming neighborhood. This beautiful home offers an exceptional living experience with an open-concept floor plan and an oversized south-facing balcony that floods the space with natural light and provides stunning views—perfect for outdoor entertaining and relaxation. Inside, you'll find the highest quality fit and finish, including luxurious vinyl plank flooring throughout the living areas and high ceilings that enhance the spacious feel. The kitchen is a chef's delight, boasting full-height cabinetry with soft-close doors and drawers, a sleek stainless steel appliance package, and a pantry. The eat-up bar, adorned with elegant quartz countertops, creates the perfect spot for casual dining and entertaining. The primary bedroom is a true retreat, featuring a spacious walk-through closet to the 3-piece ensuite. Two additional bedrooms and a well-appointed 4-piece main bathroom complete this thoughtfully designed layout, ensuring comfort for all. Beyond your door, indulge in a range of amenities designed to enhance your lifestyle. Pamper your furry friends at the pet spa, stay active in the well-equipped gym, and enjoy gatherings in the owners' lounge. Plus, convenient bike storage makes it easy to explore the beautiful surroundings. This bright and airy home is move-in ready, offering you the chance to embrace the TRUMAN lifestyle and live better than ever! Photo gallery of a similar unit.**

Inclusions: **n/a**
Property Listed By: **RE/MAX Real Estate (Central)**

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







