



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #4407, Calgary T2X 5X2

MLS® #: **A2174513**

Area: **Wolf Willow**

Listing Date: **10/30/24**

List Price: **\$350,000**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 25-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **692**
Low Sqft:
Ttl Sqft: **692**

DOM

52
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Titled,Underground**

Utilities and Features

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

Construction: **Concrete,Wood Frame**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Closet Organizers,Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$288

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2411894**

Remarks

Pub Rmks: **TOP FLOOR UNIT | AMAZING VIEWS | HEATED UNDERGROUND PARKING | STORAGE LOCKER | LAMINATE FLOORS + TILE ALL THROUGHOUT | NEW; NEVER OCCUPIED | 685 SQ FT OF LIVING SPACE (2 BED + DEN/2 BATH) | All in "WOLF WILLOW" - a vibrant new community situated beside the scenic Bow River, seamlessly blending nature with modern living! Enjoy quick access to schools, shopping, and major roadways, making it ideal for families and professionals alike. Whether you're strolling along the river, enjoying the playgrounds, or exploring the trails, Wolf Willow is a place to call home for those who love nature and convenience in equal measure. Stepping through the front door, you're greeted by a large entryway with a convenient front hall closet. There is a spacious den adjacent to the front entrance making it perfect for a home office! The well appointed kitchen features top end stainless steel appliances, quartz countertops, and loads of full-height cabinetry with soft-close doors, drawers and even a pantry! As you move into the open concept living space, the windows reveal southeast facing views of Wolf Willow and a large east facing balcony. The living/dining spaces are generously sized making it perfect to entertain family and friends! You'll find the bedrooms are well separated on either side of the living space providing extra privacy. The primary suite has a large walk-in closet and well designed 3-piece ensuite. The second bedroom is well sized and is located next to the in-suite laundry and the stunning 4-piece bathroom. Harlow has fantastic building amenities including a fitness center, pet spa, owner's lounge, and a party room! With shops steps away, a premier gold club across the road, the bow river down the street and endless amenities within blocks, Harlow is the ultimate blend of nature and modern living! Don't miss the opportunity to own this exceptional home!**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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













