

111 WOLF CREEK Drive #3405, Calgary T2X 5X2

MLS®#: **A2174817** Area: **Wolf Willow** Listing Date: **10/22/24** List Price: **\$374,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 08-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:

Finished Floor Area
 Abv Sqft: **692**
 Low Sqft:
 Ttl Sqft: **692**

DOM
30
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

Roof: **Membrane** Construction: **Composite Siding**
 Heating: **Baseboard** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$288

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2411894**

Remarks

Pub Rmks: **Stunning New Harlow Condos by TRUMAN! This 2-Bedroom, 2-Bathroom plus Den condo is nestled in the vibrant and growing community of Wolf Willow. Enjoy the convenience of nearby playgrounds, pathways, golf, and shopping, all within a dynamic and welcoming neighborhood. This beautiful home offers an exceptional living experience. The open concept floorpan features a Den, perfect for a home office. Inside, you'll find the highest quality fit and finish, including luxurious vinyl plank flooring throughout the living areas and high ceilings. The Kitchen boasts full-height cabinetry with soft-close doors and drawers, a sleek stainless steel appliance package, and a pantry. The eat-up bar, highlighted by elegant quartz countertops, provides the perfect space for casual dining and entertaining. The primary Bedroom is a true retreat, featuring a spacious walk-through closet and a 3-piece ensuite. An additional bedroom, a 4-piece main bathroom, and in-suite laundry complete this layout, ensuring convenience and 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 live better and embrace the TRUMAN lifestyle.**

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





