



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #3204, Calgary T2X 5X2

MLS®#: **A2175113** Area: **Wolf Willow** Listing **10/23/24** List Price: **\$394,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$9k, 15-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:

Titled, Underground

Finished Floor Area

Abv Sqft: **839**

Low Sqft:

Ttl Sqft: **839**

DOM

59

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: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`9" x 11`9"
Dining Room	Main	8`7" x 5`8"
3pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	9`1" x 9`0"
Balcony	Main	29`11" x 6`6"

Room	Level	Dimensions
Living Room	Main	10`0" x 11`2"
Bedroom - Primary	Main	10`10" x 9`5"
Bedroom	Main	9`10" x 9`0"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$342

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2411894**

Remarks

Pub Rmks: **This beautifully designed 3-bedroom, 2-bathroom condo is nestled 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 neighbourhood. Step inside to experience an exceptional living environment featuring high-quality finishes throughout. You'll appreciate the luxurious vinyl plank flooring and soaring ceilings that create a bright and inviting atmosphere. The chef-inspired kitchen boasts full-height cabinetry with soft-close doors and drawers, a sleek stainless steel appliance package, and a pantry for all your storage needs. The elegant quartz countertops and eat-up bar provide the perfect space for casual dining and entertaining. The primary bedroom serves as a true retreat, complete with a spacious walk-through closet and a 3-piece ensuite. Two additional bedrooms, a well-appointed 4-piece main bathroom, and convenient in-suite laundry ensure comfort and functionality for everyone. 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 fully 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! *Photo Gallery of 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



