



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #4413, Calgary T2X 5X2

MLS® #: **A2175683**

Area: **Wolf Willow**

Listing Date: **10/26/24**

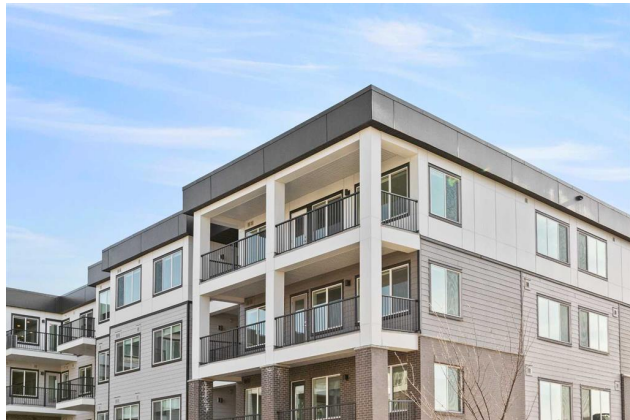
List Price: **\$435,900**

Status: **Pending**

County: **Calgary**

Change: **None**

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: **834**
Low Sqft:
Ttl Sqft: **834**

Underground

DOM

25

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, Courtyard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer**
Int Feat: **Kitchen Island, Stone Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	7`3" x 4`10"	4pc Bathroom	Main	7`9" x 4`10"
Bedroom	Main	8`11" x 9`11"	Bedroom	Main	9`0" x 11`5"
Dining Room	Main	9`11" x 11`0"	Kitchen	Main	12`10" x 19`3"
Bedroom - Primary	Main	9`3" x 10`8"			

Legal/Tax/Financial

Condo Fee:
\$342

Title:
Fee Simple

Zoning:
M-2

Fee Freq:
Monthly

Legal Desc: **2411894**

Remarks

Pub Rmks: **OPEN HOUSE! November 9 & 10 from 11am-1pm! OFFERING 6 MONTHS OF CONDO FEES WITH PURCHASE! Welcome to this stunning TOP-FLOOR, 3-bedroom, 2-bathroom CORNER UNIT nestled in the vibrant community of Wolf Willow. This unit has great views and conveniently located in the building with all the AMENITIES including a PET SPA & GYM. This condo is ideal for those seeking comfort, style, and convenience in a rapidly growing neighborhood. The open-concept layout invites natural light through the OVERSIZED balcony, where you can unwind with guests, watch the kids play on the playground or relax in style. Inside, quality craftsmanship is evident, featuring luxurious vinyl plank flooring and lofty ceilings that add to the spacious feel. The kitchen is a chef's dream, complete with full-height cabinetry, soft-close doors and drawers, a pantry, and a sleek stainless-steel appliance package. The elegant quartz eat-up bar offers the perfect spot for casual dining or entertaining friends and family. Retreat to the primary suite, designed for relaxation with a walk-through closet leading to a private 3-piece ensuite. Two additional bedrooms and a beautifully appointed 4-piece main bath make this layout both functional and inviting. With convenient bike storage and proximity to playgrounds, scenic pathways, golf, and shopping, you'll be ideally located to enjoy all that Wolf Willow has to offer. Inside, quality craftsmanship is evident, featuring luxurious vinyl plank flooring and lofty ceilings that add to the spacious feel. The kitchen is a chef's dream, complete with full-height cabinetry, soft-close doors and drawers, a pantry, and a sleek stainless-steel appliance package. The elegant quartz eat-up bar offers the perfect spot for casual dining or entertaining friends and family. Retreat to the primary suite, designed for relaxation with a walk-through closet leading to a private 3-piece ensuite. An additional bedroom and a beautiful 4-piece main bath make this layout both functional and inviting, complimenting the unit with a den for an office or extra space. With convenient bike storage and proximity to playgrounds, scenic pathways, golf, and shopping, you'll be ideally located to enjoy all that Wolf Willow has to offer.**

Inclusions: n/a
Property Listed By: **The Real Estate District**

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

