

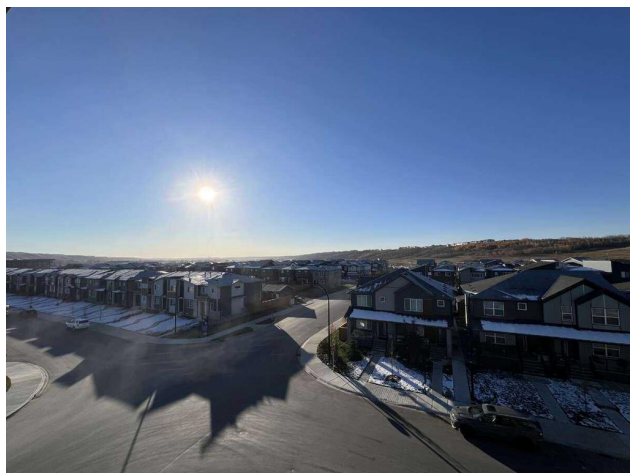


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 WOLF CREEK Drive #4408, Calgary T2X 5X2**

MLS® #: **A2176387**      Area: **Wolf Willow**      Listing **10/30/24**      List Price: **\$459,999**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$40k, 27-Dec**      Association: **Fort McMurray**



General Information

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

Finished Floor Area  
 Abv Sqft: **889**  
 Low Sqft:  
 Ttl Sqft: **889**

DOM

**84**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Views  
Underground**

Utilities and Features

Roof: **Flat**  
 Heating: **Central,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

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

Kitchen Appl: **Built-In Electric Range,Dishwasher,Microwave,Oven,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **High Ceilings**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`3" x 8`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`0" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`4" x 10`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 9`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`0"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$342**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **2411894**

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Welcome to the brand new penthouse in the building—an extraordinary 3-bed, 2-bath corner unit with soaring 10-foot ceilings and unobstructed views of the open sky and mountains. This spacious, modern, and stylish home offers the ultimate in luxury living. The open-concept design fills the space with natural sunlight, creating a warm and inviting atmosphere that flows seamlessly through each room. The chef-inspired kitchen is a culinary dream, featuring sleek stainless steel appliances, full-height cabinetry with soft-close doors, and stunning quartz countertops perfect for preparing your cooking masterpieces. Step outside onto the expansive patio making it ideal for outdoor entertaining. Convenience is unmatched with the gym and locker located on the same floor, just steps from your door. Pet lovers will adore the on-site pet spa in the same building. Beyond your door, enjoy gatherings in the owners' lounge, perfect for socializing and events. Convenient bike storage also makes it easy to explore the beautiful surroundings and nearby parks. Underground parking, outdoor fire pit, and electric vehicle charging stations are included. Located in a developing neighborhood with abundant green spaces. This property is perfect for outdoor enthusiasts. Enjoy easy access to the Bow River and Fish Creek Park, and golf lovers will appreciate being only a five-minute drive from the Blue Devil Golf Course. A nearby dog park for your pets, providing a convenient and fun space for play. This one-of-a-kind unit offers a unique opportunity to experience modern, serene living with everything you need at your fingertips. Best of the best in the building - a home you won't want to miss!**

Inclusions: **n/a**  
Property Listed By: **Easy List Realty**

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







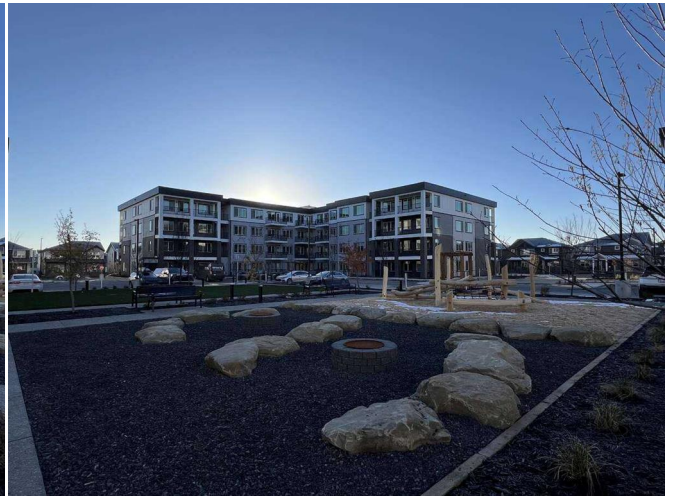
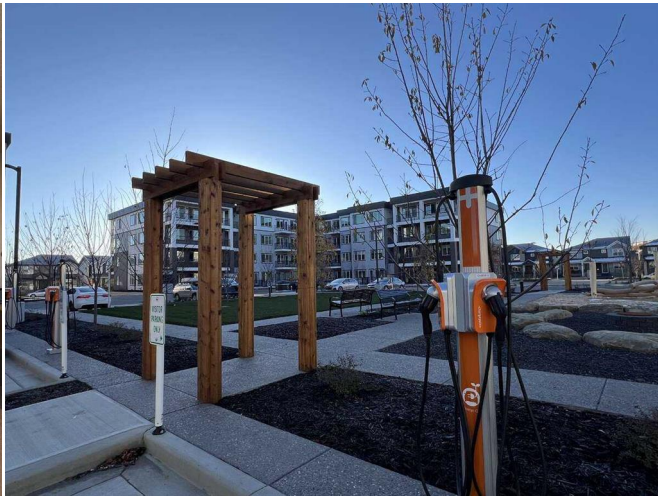














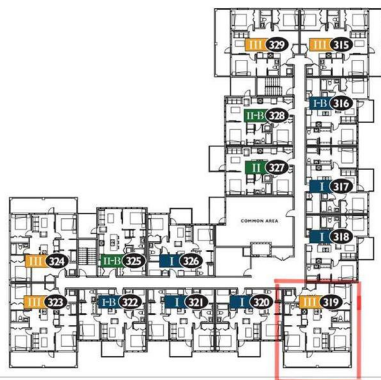




BUILDING 2

LEVEL 4

- Legal Unit #
- I Floor Plan I / I.B
- II Floor Plan II / II.B
- III Floor Plan III
- IV Floor Plan IV
- V Floor Plan V



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