



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #4112, Calgary T2X 5X2

MLS®#: **A2178057**

Area: **Wolf Willow**

Listing Date: **11/09/24**

List Price: **\$425,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 02-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **837**
Low Sqft:
Ttl Sqft: **837**

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:

Heated Garage, Parkade, Titled

Utilities and Features

Roof:
Heating: **Baseboard, Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	7'7" x 4'11"
Bedroom	Main	9'0" x 11'6"
Dining Room	Main	10'4" x 8'5"
Living Room	Main	10'1" x 10'9"

Room	Level	Dimensions
4pc Bathroom	Main	8'0" x 4'11"
Bedroom	Main	9'0" x 9'11"
Kitchen	Main	12'10" x 10'10"
Bedroom - Primary	Main	9'4" x 10'9"

Legal/Tax/Financial

Condo Fee: **\$350**

Title: **Fee Simple**

Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **2411894**

Remarks

Pub Rmks: **Welcome to this stunning GROUND LEVEL, SW CORNER UNIT, WALK UP! in the brand-new community of Wolf Willow! Offering the perfect blend of modern style, comfort, and convenience. NICEST and most PRIVATE LOCATION of the building, this spacious 3-bedroom, 2-bathroom home boasts an open and airy layout, designed to provide a seamless living experience. With a southwest-facing orientation, you'll enjoy an abundance of natural light throughout the day and stunning views from your HUGE OVERSIZED TERRACE. Perfect for relaxing, dining, or entertaining, the private outdoor space is an ideal retreat, beautiful sunrise to sunset, quiet, and views of the valley, an exceptional feature in a brand-new building. Inside, the condo is equally impressive. Wide vinyl plank flooring, stylish light fixtures and the modern kitchen is a chef's dream. Featuring sleek quartz countertops, stainless steel appliances, and a large sit-up island perfect for casual dining or entertaining. The high ceilings and open-concept design effortlessly flows into the spacious living and dining areas, providing ample space for relaxation and gatherings. The primary bedroom is a peaceful sanctuary, complete with a spacious walk-through closet and a beautifully appointed 3pce ensuite bathroom. The two additional bedrooms are generously sized, ideal for family, guests, or even as a home office. There is another full 4pce bathroom and all spaces are completed with the highest standard of contemporary fixtures and finishes. This home also comes with a wealth of building amenities designed to enhance your lifestyle. Enjoy relaxing in the entertainment lounge, which features comfortable seating and a projector and screen for movie nights or events. Stay active in the fully equipped fitness center or pamper your pet at the on-site pet spa. Additional features include secure bike storage and visitor parking. This unit comes with a TITLED underground parking stall, and an assigned secured storage locker. Located in the desirable Wolf Willow community, this condo is a brand-new home with everything you need to live in comfort and style. Conveniently located close to parks, river paths, playgrounds, shopping, golf, and lots more. Don't miss out on the opportunity to make this exceptional property your own!**

Inclusions: **N/A**
Property Listed By: **Charles**

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









