



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 WOLF CREEK Drive #3414, Calgary T2X5X2**

MLS®#: **A2178530**

Area: **Wolf Willow**

Listing Date: **11/10/24**

List Price: **\$359,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 28-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **625**

Low Sqft:

Ttl Sqft: **625**

DOM

**41**

Layout

Beds: **2 (2 )**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Titled,Underground**

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Courtyard**

Construction:

**Composite Siding**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Kitchen Island,Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>8`3" x 5`1"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`9" x 3`4"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>11`3" x 13`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`10" x 10`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 11`6"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`4" x 4`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>2`11" x 6`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`1" x 10`3"</b>
<b>Balcony</b>	<b>Main</b>	<b>8`0" x 8`6"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$198

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 2411894

Remarks

Pub Rmks: **Introducing an exquisitely designed 2-bedroom, 1-bathroom condo in the thriving Wolf Willow community. This residence offers easy access to playgrounds, scenic pathways, golf courses, and shopping, all within a lively and inviting neighborhood. Upon entering, you'll find a beautifully crafted living space adorned with high-quality finishes. The luxurious vinyl plank flooring and soaring ceilings create a bright and welcoming atmosphere. The chef-inspired kitchen features full-height cabinetry with soft-close doors, a modern stainless steel appliance package, and a pantry for ample storage. Elegant quartz countertops and an eat-up bar provide an ideal setting for casual dining and entertaining. The primary bedroom serves as a tranquil retreat, complete with a spacious closet, while the versatile second bedroom is perfect for guests, a home office, or a cozy nursery, ensuring comfort and functionality for everyone. A stylish 4-piece bathroom and convenient in-suite laundry enhance the home's practicality. Beyond your door, enjoy an array of amenities designed to elevate your lifestyle, including a pet spa for your furry friends, a fully equipped gym, and a charming owners' lounge for social gatherings. Convenient bike storage makes it easy to explore the picturesque surroundings. This bright and airy home is move-in ready, offering you the chance to fully embrace the TRUMAN lifestyle. Plus, it includes one titled parking space for your convenience. Don't miss the opportunity to make this exceptional property your new home!**

Inclusions: N/A

Property Listed By: VIP Realty & Management

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











