



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #4307, Calgary T2X 5X2

MLS® #: **A2179762** Area: **Wolf Willow** Listing Date: **11/18/24** List Price: **\$365,000**
 Status: **Active** 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:

Underground

Finished Floor Area

Abv Sqft: **680**
 Low Sqft:
 Ttl Sqft: **680**

DOM

65

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Aluminum Siding ,Brick,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|-------------|----------------------|---------------------------------|-------------|----------------------|
| Entrance | Main | 3`6" x 6`0" | Kitchen With Eating Area | Main | 8`2" x 10`10" |
| Living Room | Main | 10`2" x 11`6" | Bedroom - Primary | Main | 9`1" x 11`1" |
| Bedroom | Main | 9`2" x 9`7" | Office | Main | 6`0" x 6`0" |
| Laundry | Main | 3`2" x 3`6" | 4pc Bathroom | Main | 4`11" x 8`4" |
| 3pc Ensuite bath | Main | 5`5" x 7`6" | | | |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$271

Fee Simple
Fee Freq:
Monthly

M-2

Legal Desc: 2411894

Remarks

Pub Rmks: **Welcome to your new oasis! This exquisite 2-bedroom, 2-bathroom apartment with a versatile den is designed for those who appreciate elegance and comfort. Nestled in a stunning new building featuring a chic combination of vinyl and half-brick siding, this home exudes contemporary charm. As you enter, you're greeted by beautiful laminated floors that enhance the spacious, open-concept layout, creating an inviting atmosphere perfect for both relaxation and entertaining. The stylish kitchen offers ample space for culinary creativity, while the bright living area is bathed in natural light, creating a warm and welcoming environment. Indulge in the exceptional amenities available to you, including a convenient pet wash area for your furry companions and a sophisticated owners' lounge, ideal for hosting friends or unwinding in style. Don't miss your chance to experience this luxurious living space. Schedule a tour today and discover the perfect blend of comfort and sophistication!**

Inclusions:
Property Listed By: **all lighting fixtures, all window coverings.
eXp Realty**

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











