



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

33
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Entrance, Living Room, Bedroom, Laundry, 3pc Ensuite bath, Kitchen With Eating Area, Bedroom - Primary, Office, 4pc Bathroom.

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











