



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #2116, Calgary T2X 5X2

MLS® #: **A2180595** Area: **Wolf Willow** Listing Date: **11/22/24** List Price: **\$388,000**
 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:

Finished Floor Area
 Abv Sqft: **695**
 Low Sqft:
 Ttl Sqft: **695**

Titled, Underground

DOM

61

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Playground, Private Entrance, Storage**

Construction: **Composite Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	10`9" x 11`7"	Living Room	Main	10`2" x 11`4"
Bedroom - Primary	Main	9`0" x 11`0"	Bedroom	Main	9`1" x 9`7"
4pc Bathroom	Main	4`10" x 8`3"	3pc Ensuite bath	Main	5`4" x 7`4"
Den	Main	6`0" x 6`0"			

Legal/Tax/Financial

Condo Fee:
\$288

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2411894**

Remarks

Pub Rmks: **2024 BRAND NEW BUILT - NEVER OCCUPIED | MAIN FLOOR | HEATED UNDERGROUND TITLED PARKING | STORAGE LOCKER | PET FRIENDLY | 2 BED + DEN and 2 BATH | GYM | PARTY ROOM | "WOLF WILLOW" is a thriving new neighborhood that blends modern living with nature, located next to the picturesque Bow River! It's perfect for both professionals and families because of its easy access to main roads, schools, and shopping. Wolf Willow is a community for people who value convenience and the outdoors equally, whether they choose to explore the trails, play in the playgrounds, or take a leisurely stroll along the river. A spacious foyer with a handy front hall closet greets you as soon as you walk through the front door. It's ideal for a home office because of the large den next to the front door! High-end stainless steel appliances, quartz worktops, and an abundance of full-height cabinets with soft-close doors, drawers, and even a pantry are all features of the tastefully decorated kitchen! Upon entering the open concept living area, it's the ideal place to host family and friends! The bedrooms are positioned on each side of the living area, giving you more seclusion. The main floor unit will give you a convenience entrance from your private deck. The master suite features a spacious walk-in closet and an elegantly appointed three-piece bathroom. The lovely 4-piece bathroom and in-suite laundry are adjacent to the well-sized second bedroom. Moreover, this apartment has titled heated underground parking to keep your car safe and warm throughout Calgary's bitterly cold winters. A party room, pet spa, exercise facility, and owner's club are just a few of Harlow's wonderful building facilities! This building is the perfect fusion of modern life and nature, with stores just a short distance away, a prestigious gold club across the street, the Bow River down the street, and countless amenities within blocks! Don't pass up the chance to get this outstanding house!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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











