



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 WOLF CREEK Drive #2311, Calgary T2X 5X2**

MLS® #: **A2181037**      Area: **Wolf Willow**      Listing Date: **11/26/24**      List Price: **\$351,900**  
 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:

**Titled, Underground**

Finished Floor Area

Abv Sqft: **694**  
 Low Sqft:  
 Ttl Sqft: **694**

DOM

**25**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Membrane**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat:  
 Utilities: **See Remarks**

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$288**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **2411894**

Remarks

Pub Rmks: **Stunning New Harlow Condos by TRUMAN! This main floor 2-Bedroom, 2-Bathroom plus Den and 1 Titled Underground Parking Stall is nestled in the vibrant and growing community of Wolf Willow. Enjoy the convenience of nearby playgrounds, pathways, golf, and shopping, all within a dynamic and welcoming neighborhood. This beautiful home offers an exceptional living experience. The open concept floorpan features a Den, perfect for a home office. Inside, you'll find the highest quality fit and finish, including luxurious vinyl plank flooring throughout the living areas and high ceilings. The Kitchen boasts full-height cabinetry with soft-close doors and drawers, a sleek stainless steel appliance package, and a pantry. The eat-up bar, highlighted by elegant quartz countertops, provides the perfect space for casual dining and entertaining. The primary Bedroom is a true retreat, featuring a spacious walk-through closet and a 3-piece ensuite. An additional bedroom, a 4-piece main bathroom, and in-suite laundry complete this layout, ensuring convenience and comfort for all. Beyond your door, indulge in a range of amenities designed to enhance your lifestyle. Pamper your furry friends at the pet spa, stay active in the well-equipped gym, and enjoy gatherings in the owners' lounge. Plus, convenient bike storage makes it easy to explore the beautiful surroundings. This bright and airy home is move-in ready, offering you the chance to live better and embrace the TRUMAN lifestyle.**

Inclusions: n/a  
Property Listed By: **RE/MAX Real Estate (Central)**

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







