

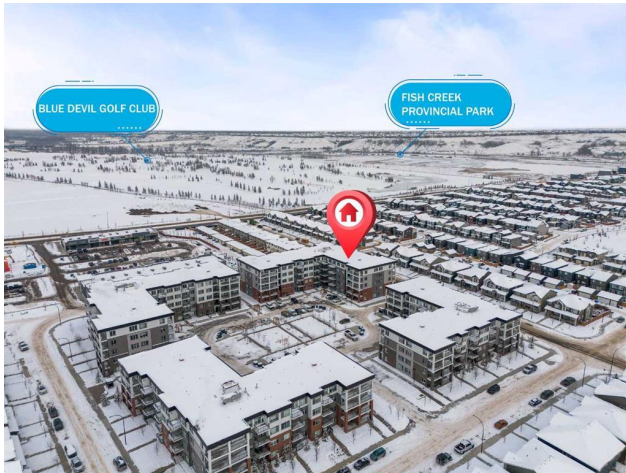


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 WOLF CREEK Drive #1304, Calgary T2X 5X2**

MLS®#: **A2181530**      Area: **Wolf Willow**      Listing **11/28/24**      List Price: **\$414,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **833**  
 Low Sqft:  
 Ttl Sqft: **833**

DOM

**23**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Stall**

Utilities and Features

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

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: **Chandelier, Granite Counters, Kitchen Island, See Remarks, Storage, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`5" x 10`8"	Bedroom	Main	9`0" x 11`7"
Bedroom	Main	9`0" x 9`8"	Living Room	Main	11`3" x 10`11"
Kitchen	Main	13`0" x 18`7"	4pc Bathroom	Main	7`8" x 4`11"
3pc Ensuite bath	Main	7`6" x 4`11"			

Legal/Tax/Financial

Condo Fee:  
**\$342**

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

Zoning:  
**M-2**

Legal Desc: **2411894**

Remarks

Pub Rmks: **Discover Your Dream Home in Wolf Willow! Step into this beautifully designed corner unit, nestled in the vibrant Wolf Willow community! With 3 bedrooms, 2 bathrooms, and premium finishes, this home offers the perfect blend of style and functionality. Key Spacious, open-concept living area with rich vinyl plank flooring and elevated ceilings. Gourmet kitchen featuring full-height soft-close cabinetry, stainless steel appliances, quartz countertops, and a large eat-up bar, perfect for entertaining! A serene primary bedroom retreat with a walk-through closet and a private ensuite. Two additional bedrooms and a sleek 4-piece main bathroom for added convenience. In-suite laundry for ultimate practicality. Dedicated pet spa State-of-the-art fitness center. Stylish owners lounge Convenient bike storage for the outdoor enthusiast. Enjoy the best of Wolf Willow, close to playgrounds, scenic walking paths, golf courses, and shopping hubs. This is more than a home; it's the lifestyle upgrade you've been waiting for!**

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

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



