

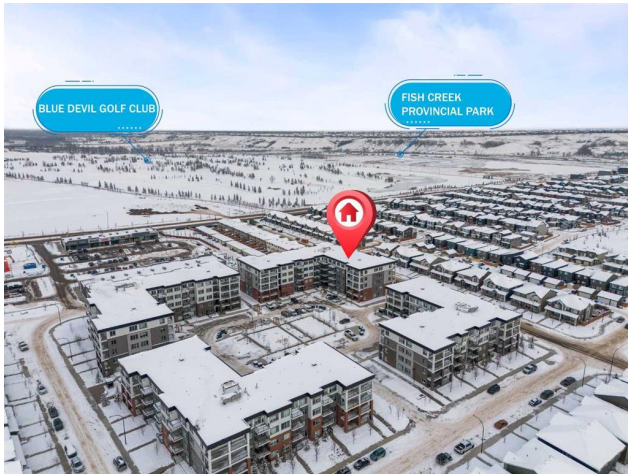


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 WOLF CREEK Drive #1305, Calgary T2X5X2**

MLS®#: **A2181537** Area: **Wolf Willow** Listing Date: **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: **837**  
Low Sqft:  
Ttl Sqft: **837**

DOM

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

Lot Information

Lot Sz Ar:  
Lot Shape:  
  
Access:  
Lot Feat:  
Park Feat: **Stall**

Parking  
Ttl Park: **1**  
Garage Sz:

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: **Elevator, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`3" x 10`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 11`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`1" x 10`11"</b>
<b>Eat in Kitchen</b>	<b>Main</b>	<b>13`0" x 10`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 8`7"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`5" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 4`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$342**

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

Zoning:  
**M-2**

Legal Desc: **2411894**

Remarks

Pub Rmks: **Nestled in the vibrant and welcoming community of Wolf Willow, this thoughtfully designed corner unit offers the perfect combination of elegance, comfort, and practicality. Featuring 3 spacious bedrooms and 2 modern bathrooms, this home is ideal for families or individuals seeking a peaceful yet dynamic neighborhood. Step inside and be greeted by a bright and open living space, enhanced by luxurious vinyl plank flooring and soaring ceilings that create a warm and inviting atmosphere. The kitchen is a chef's dream, showcasing full-height cabinetry with soft-close doors and drawers, a sleek stainless steel appliance package, and a pantry for all your storage needs. Elegant quartz countertops and an eat-up bar make this space perfect for casual dining and entertaining. The primary bedroom offers a private retreat with a walk-through closet leading to a stylish 3-piece ensuite. Two additional bedrooms, a beautifully appointed 4-piece main bathroom, and the convenience of in-suite laundry ensure every need is met. Outside your door, you'll find an impressive array of amenities designed to elevate your lifestyle. Pamper your pets at the dedicated pet spa, stay active in the fully equipped gym, and host gatherings in the owners' lounge. Convenient bike storage makes it easy to explore the surrounding parks, pathways, and natural beauty of the area. Located just steps away from playgrounds, scenic walking trails, golf courses, and shopping, this home offers a perfect blend of tranquility and convenience. Bright, airy, and move-in ready, it's an opportunity to experience the lifestyle at its finest. This is more than a home—it's a lifestyle upgrade waiting for you.**

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

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



