



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #1409, Calgary T2X 5X2

MLS® #: **A2181760**

Area: **Wolf Willow**

Listing Date: **12/02/24**

List Price: **\$435,000**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 10-Dec**

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: **827**
Low Sqft:
Ttl Sqft: **827**

Underground

DOM

51

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Balcony**

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **Kitchen Island,Quartz Counters,Recessed Lighting**
Utilities: **Cable Available,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Available,Sewer Connected,Water Connected**

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$342

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2411894**

Remarks

Pub Rmks: *****OPEN HOUSE Sunday Jan.19, 2025 from 2PM-4PM*** Welcome to THE HARLOW at WOLF WILLOW. One of South Calgary's newest communities just south of Chaparral Valley. This luxurious 3 BEDROOM and 2 FULL BATHROOM home, comes equipped with IN-SUITE LAUNDRY and a TITLED HEATED PARKING STALL. The first thing you will notice is the plethora of bright windows emitting so much natural light. This open and bright layout offers luxurious vinyl plank flooring, ceiling height wood Kitchen Cabinets with soft closing doors and high ceilings. The kitchen also features NEW STAINLESS-STEEL APPLIANCES, with a flat top stove, over the range microwave, dishwasher, and a stand-up pantry. White quartz countertops throughout, plus a center island, for more storage. The primary bedroom retreat offers a walk-through closet leading to a spa inspired 3-piece ensuite. Two additional bedrooms share a 4-piece main bathroom. You also get a separate Laundry Room with NEW WASHER & DRYER. To top it off, relax on your private balcony which is over 25 feet long and overlooks Blue Devil Golf course in Chaparral Valley. Also, stay in shape in the private EXERCISE FACILITIES and park your Bike in the SECURED BIKE ROOM. Pamper your pets at the dedicated PET SPA, and you can host personal functions in the OWNERS LOUNGE. Explore the many local parks, pathways, playgrounds, walking trails, golf course, and shopping. Bright, airy, and move-in ready! Condo Fees include Heat and Water too! All written offers considered. Great for families or active people seeking all the lifestyle activities wanted in this vibrant community.**

Inclusions: **Window Coverings, Light Fixtures**
Property Listed By: **RE/MAX House of Real Estate**

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









