



THE A-TEAM

RE/MAX FIRST

111 WOLF CREEK Drive #1201, Calgary T2X 5X2

MLS@#: A2181766 Area: Wolf Willow Listing Date: 12/01/24 List Price: \$354,900
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: 642
Low Sqft:
Ttl Sqft: 642

DOM

20
Layout
Beds: 2 (2 )
Baths: 1.0 (1 0)
Style: Apartment

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: High Ceilings, Open Floorplan, Pantry, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, Bedroom, Balcony, Kitchen With Eating Area, 4pc Bathroom, Laundry.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$270

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 2411894

Remarks

Pub Rmks: **Discover your dream home in this 2-Bedroom, 1-Bathroom Corner Unit with 1 Titled Underground Parking Stall, perfectly situated in the vibrant and growing community of Wolf Willow. Enjoy the convenience of nearby playgrounds, scenic pathways, golf, and shopping—all within a dynamic and welcoming neighborhood. This beautiful home offers an exceptional living experience with an open-concept floor plan and an oversized west-facing balcony that floods the space with natural light —perfect for outdoor entertaining and relaxation. Inside, you'll find the highest quality fit and finish, including vinyl plank flooring throughout the living areas and high ceilings that enhance the spacious feel. The kitchen is a chef's delight, boasting full-height cabinetry with soft-close doors and drawers, a sleek stainless steel appliance package, and a pantry. The eat-up bar, adorned with elegant quartz countertops, creates the perfect spot for casual dining and entertaining. The primary bedroom is a true retreat, featuring a spacious walk-in closet. One additional bedroom and a well-appointed 4-piece main bathroom complete this thoughtfully designed layout, ensuring 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 embrace the TRUMAN lifestyle and live better than ever!**

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**





