



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #1315, Calgary t2x5x2

MLS®#: **A2183452**

Area: **Wolf Willow**

Listing Date: **12/13/24**

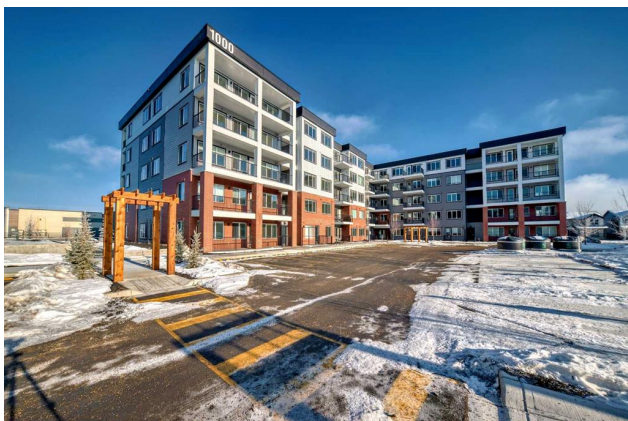
List Price: **\$299,999**

Status: **Pending**

County: **Calgary**

Change: **-\$100k, 06-Jan**

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: **841**
Low Sqft:
Ttl Sqft: **841**

Underground

DOM

39

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Courtyard,Fire Pit,Lighting,Other**

Construction:

Concrete,Wood Frame

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Refrigerator

Int Feat:

Granite Counters,High Ceilings,No Smoking Home

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|---------------------|-------------------------|--------------|-----------------------|
| Bedroom - Primary | Main | 9`9" x 9`0" | Bedroom | Main | 9`3" x 9`0" |
| Bedroom - Primary | Main | 10`8" x 9`5" | Living Room | Main | 10`10" x 10`0" |
| 4pc Bathroom | Main | 7`9" x 4`11" | Dining Room | Main | 8`3" x 5`5" |
| Balcony | Main | 6`9" x 29`6" | 3pc Ensuite bath | Main | 4`11" x 7`7" |

Legal/Tax/Financial

Condo Fee:

\$342

Title:

Fee Simple

Zoning:

N/A

Fee Freq:
Monthly

Legal Desc: **2411894;570**

Remarks

Pub Rmks: **Open house January 11th and 18th from 12-3 PM!! Don't miss out on the chance to live in the hottest new community—Wolf Willow! This stunning, brand-new third-floor apartment has everything you've been looking for: 3 spacious bedrooms, 2 sleek bathrooms, and a modern design that screams style. Designed by the renowned Truman, you know it's built to impress. Picture this: sunlight pouring into your open-concept living space, highlighting those luxurious quartz countertops in the kitchen. Cooking has never looked this good. Step outside and discover even more to love—an outdoor fire pit, EV charging stations, and green spaces that are perfect for weekend adventures. But that's not all. You'll be just steps from the Bow River, moments from the breathtaking Fish Creek Park, and five minutes from Blue Devil Golf Course. Got pets? They'll adore the nearby dog park, and you'll love the convenient pet wash facilities. Fitness junkies, rejoice— this condominium includes access to a gym and a party room for hosting epic gatherings. Opportunities like this don't come around often. Live the lifestyle everyone's talking about! Schedule your viewing today and make Wolf Willow your new home before someone else does.**

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

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



