



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #2514, Calgary T2X 5X2

MLS®#: **A2184031** Area: **Wolf Willow** Listing Date: **12/20/24** List Price: **\$416,900**
 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: **835**

Low Sqft:

Ttl Sqft: **835**

DOM

33

Layout

Beds: **3 (3)**

Baths: **2.0 (2 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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	35`0" x 32`10"	Kitchen With Eating Area	Main	35`3" x 38`7"
Bedroom - Primary	Main	35`3" x 30`11"	3pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	32`3" x 29`6"	Bedroom	Main	30`1" x 29`6"
4pc Bathroom	Main	0`0" x 0`0"	Laundry	Main	0`0" x 0`0"
Balcony	Main	97`1" x 21`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 this stunning Corner 3-Bedroom, 2-Bathroom Top-Floor condo with a titled underground parking stall, perfectly located in the vibrant and growing community of Wolf Willow. This exceptional property offers a lifestyle of convenience and leisure, with nearby playgrounds, scenic pathways, golf courses, and shopping—all within a dynamic and welcoming neighbourhood. Step inside to an open-concept floor plan designed for modern living. The oversized south-facing balcony fills the space with natural light, making it an ideal spot for outdoor entertaining or quiet relaxation. Every detail in this home has been thoughtfully designed, from the luxurious vinyl plank flooring throughout the living areas to the high ceilings that create an airy, spacious feel. The kitchen is a chef's dream, featuring full-height cabinetry with soft-close doors and drawers, a sleek stainless steel appliance package, and elegant quartz countertops with an eat-up bar perfect for casual dining and entertaining. The primary bedroom is a private retreat, offering a walk-through closet leading to a stylish 3-piece ensuite. Two additional bedrooms and a well-appointed 4-piece main bathroom complete the thoughtfully designed layout, ensuring comfort and functionality for all. Beyond your door, a host of amenities awaits to enhance your lifestyle. Pamper your pets at the on-site pet spa, stay active in the fully equipped gym, and enjoy gatherings in the modern owners' lounge. With convenient bike storage, exploring the beautiful surroundings is a breeze. Bright and airy, this move-in-ready home invites you to embrace the TRUMAN lifestyle and live better. Schedule your viewing today and discover the perfect balance of comfort, style, and community in Wolf Willow.**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

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







