



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK DR Drive #2113, Calgary T2X5X2

MLS® #: **A2188686**

Area: **Wolf Willow**

Listing Date: **01/22/25**

List Price: **\$449,900**

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: **830**
Low Sqft:
Ttl Sqft: **830**

DOM

10
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Other**
Park Feat: **Parkade**

Utilities and Features

Roof:
Heating: **Central**
Sewer:
Ext Feat: **Balcony,Storage**

Construction: **Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,High Ceilings,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	4`11" x 7`9"
Bedroom	Main	9`10" x 9`1"
Kitchen	Main	19`4" x 12`10"
Balcony	Main	7`8" x 30`3"
Walk-In Closet	Main	31`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	4`11" x 7`5"
Bedroom	Main	11`4" x 9`0"
Living Room	Main	10`2" x 10`0"
Bedroom - Primary	Main	10`8" x 9`5"

Legal/Tax/Financial

Condo Fee:
\$356

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2411894**

Remarks

Pub Rmks: **2024 BRAND NEW BUILD - NEVER LIVED IN | MAIN FLOOR UNIT | HEATED UNDERGROUND TITLED PARKING | STORAGE LOCKER | PET FRIENDLY | 3 BEDROOMS + DEN | 2 BATHROOMS | PREMIUM AMENITIES Discover Your Dream Home in Vibrant WOLF WILLOW! Welcome to this stunning corner top-floor 3-bedroom, 2-bathroom condo, complete with a titled underground parking stall, nestled in the growing and lively community of Wolf Willow. Offering an ideal blend of modern convenience and leisure, this property is surrounded by scenic pathways, playgrounds, golf courses, and a variety of shopping options—perfectly tailored for a dynamic lifestyle. Step inside to find an open-concept floor plan that exudes comfort and style. The oversized, south-facing balcony floods the space with natural light, making it perfect for relaxing or entertaining outdoors. Every detail of this home has been meticulously crafted—from the luxurious vinyl plank flooring throughout the living areas to the high ceilings that create a spacious, airy atmosphere. The chef’s kitchen is a standout feature, boasting full-height cabinetry with soft-close doors and drawers, sleek stainless steel appliances, and elegant quartz countertops. An eat-up bar provides the perfect setting for casual dining or entertaining. Retreat to the primary bedroom, a private oasis complete with a walk-through closet and a stylish 3-piece ensuite. Two additional bedrooms and a well-appointed 4-piece main bathroom round out this thoughtfully designed layout, ensuring space and comfort for all. This home extends beyond its walls with an array of community amenities. Pamper your furry friends at the on-site pet spa, stay active in the fully equipped gym, and host gatherings in the modern owners’ lounge. Convenient bike storage makes it easy to explore the surrounding beauty of Wolf Willow. Bright, spacious, and move-in ready, this home offers the best of the TRUMAN lifestyle—a perfect balance of comfort, style, and community. Schedule your viewing today with your favourite Realtor and experience all that Wolf Willow has to offer!**

Inclusions: **NA**
Property Listed By: **Diamond Realty & Associates LTD.**

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









