

**1305, 111 Wolf Creek Drive SE  
Calgary, Alberta**

**MLS # A2176622**



**\$414,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	837 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 342
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Nestled in the vibrant community of Wolf Willow, this beautifully designed Corner unit features 3 Bedrooms and 2 Bathrooms. Enjoy easy access to nearby playgrounds, scenic pathways, golf, and shopping within this dynamic and welcoming neighbourhood. Step inside to discover an exceptional living space adorned with high-quality finishes. Luxurious vinyl plank flooring and high ceilings create a bright and inviting atmosphere. The Kitchen showcases full-height cabinetry with soft-close doors and drawers, a sleek stainless steel appliance package, and a convenient pantry for all your storage needs. Elegant quartz countertops and an eat-up bar offer the perfect setting for casual dining and entertaining. The primary bedroom is a true retreat, featuring a spacious walk-through closet and a 3-piece ensuite. Two additional bedrooms, along with a well-appointed 4-piece main bathroom and convenient in-suite laundry, ensure comfort and functionality for everyone. Beyond your front door, a range of amenities awaits to enhance your lifestyle. Pamper your furry friends at the pet spa, stay active in the fully equipped gym, and enjoy gatherings in the owners' lounge. Plus, convenient bike storage makes exploring the beautiful surroundings a breeze. This bright and airy home is move-in ready, offering you the opportunity to embrace the TRUMAN lifestyle and live better! \* Photo Gallery of Similar Unit\*