

**1304, 111 Wolf Creek Drive SE  
Calgary, Alberta**

**MLS # A2176633**



**\$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

Situated in the lively community of Wolf Willow, this thoughtfully crafted corner unit boasts 3 bedrooms and 2 bathrooms. Experience the convenience of nearby playgrounds, scenic walking paths, golf courses, and shopping—all within this friendly and thriving neighbourhood. Upon entering, you'll be greeted by an inviting living space enhanced by premium finishes. Rich vinyl plank flooring and elevated ceilings create a warm and welcoming ambiance. The kitchen features full-height cabinetry with soft-close mechanisms, a stylish stainless steel appliance suite, and a handy pantry for your storage needs. Gorgeous quartz countertops and a spacious eat-up bar provide an ideal spot for casual meals and entertaining guests. The primary bedroom offers a serene escape, complete with a generous walk-through closet and a 3-piece ensuite. Two additional bedrooms, a beautifully designed 4-piece main bathroom, and in-suite laundry ensure ample space and convenience for everyone. Step outside your door to enjoy an array of amenities that elevate your lifestyle. Treat your pets at the dedicated pet spa, keep fit in the modern gym, and gather with friends in the owners' lounge. Plus, with convenient bike storage, you'll be ready to explore the stunning surroundings. This bright and spacious home is ready for you to move in and start living the TRUMAN lifestyle you've been dreaming of! Photo Gallery of Similar Unit