



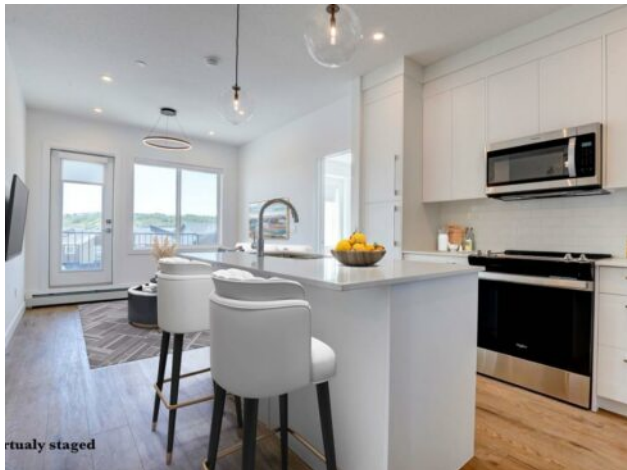
GRASSROOTS
REALTY GROUP

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**4311, 111 Wolf Creek Drive SE
Calgary, Alberta**

MLS # A2244779

\$340,000



Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	692 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 270
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: none

BRAND NEW | SUNNY SOUTH EXPOSURE | TITLED UNDERGROUND PARKING | EV CHARGERS | OVER 30 VISITOR STALLS | 2 BED + DEN | 2 BATH | PET FRIENDLY | GYM ACCESS Be the very first to live in this 2024-built, never-occupied condo located in the exciting, fast-growing community of Wolf Willow. Boasting one of the best sun-filled, south-facing exposures in the entire complex, this thoughtfully designed 2-bedroom + den, 2-bathroom home blends comfort, style, and convenience in a space that feels both functional and fresh. Step inside to a bright, open-concept layout that begins with a spacious entryway, complete with a coat closet and room to settle in. Tucked just off the foyer is a versatile den — perfect for working from home. At the heart of the unit is a contemporary kitchen featuring sleek quartz countertops, a large central island, stainless steel appliances, and ample cabinetry. The kitchen flows seamlessly into the living and dining area, offering a bright and welcoming space ideal for entertaining or relaxing. Step out onto the private balcony to enjoy open skies and serene views — whether it's a sunny morning coffee or an evening glass of wine, this outdoor space truly elevates your daily routine. The generously sized primary suite includes a walk-through closet and a modern 3-piece ensuite bathroom. A second bedroom and a full 4-piece bathroom provide comfortable accommodations for guests or family. In-suite laundry and additional storage round out the unit's smart layout. Your titled, heated underground parking stall keeps your car secure and warm year-round — and with 10 EV charging stations on site, you're future-ready. Hosting guests? You'll love the convenience of 30+ visitor parking stalls available above ground. Pet owners will appreciate the building's dog-friendly

features, including a pet wash and nearby dog park. Residents also enjoy access to an on-site fitness centre, a bike storage room, and a stylish social lounge. Surrounded by parks, scenic pathways along the Bow River, and quick access to shopping and amenities, Wolf Willow is a community built for active living and connection. The Blue Devil Golf Course is just a 5-minute walk away, offering the perfect escape for a quick round or a relaxing afternoon. Don't miss your chance to own one of the best-positioned units in the building. Book your showing today and make Wolf Willow your next chapter.