



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2249198**



**\$414,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 342
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

**3 BEDROOMS | TITLED PARKING | CORNER UNIT | SUN-FILLED WITH HILLSIDE VIEWS & LARGE BALCONY** | Wake up to hillside views and sun-filled mornings in Wolf Willow. Bathed in natural light from oversized windows, this bright corner-unit condo is all about the views. From your bedrooms, living room, and large private balcony, enjoy sweeping outlooks of the Cranston hillside &mdash; the perfect backdrop for sunrises, sunsets, or simply relaxing in the glow of the day. Inside, soaring ceilings and luxury vinyl plank flooring enhance the open-concept design. The modern kitchen features quartz countertops, stainless steel appliances, and full-height cabinetry with soft-close doors and drawers. The primary suite offers a walk-through closet and private 3-piece ensuite, while two additional bedrooms and a 4-piece bath provide versatility for family, guests, or a home office. In-suite laundry adds everyday convenience. Amenities include a pet spa, owners's lounge, and secure bike storage. Outside your door, explore parks, playgrounds, and pathways, with golf, shopping, and dining just minutes away. A rare opportunity to combine hillside views, abundant sunlight, and modern comfort in one beautiful home.