



**GRASSROOTS**  
REALTY GROUP

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**3407, 111 Wolf Creek Drive SE  
Calgary, Alberta**

**MLS # A2173968**



**\$429,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	700 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<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>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 304
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Quartz Counters, Vinyl Windows		

**Inclusions:** n/a

Discover modern living in this brand new constructed, never occupied 2 bedroom, 2 full bathroom apartment located on the top floor of a newly built vibrant community of Wolf Willow along with underground titled parking. The unit is perfectly situated for easy access while the sun-filled home offers a seamless blend of style, comfort, durability and convenience. The open concept living space is bathed in beautiful natural light, while the sleek, modern beautiful kitchen is equipped with brand new high end appliances and marvelous quartz countertops. This apartment comes with brand new appliances and convenience of a separate in-unit laundry. The next door complex gives you access to a full gym, pet wash area and also, have an access to your assigned indoor storage. You can book a wonderful, classy furnished common room with projector and balcony for your special days. This community boasts abundant green spaces, ideal for enjoying outdoor activities and nature at the same time. This is the perfect home for the ones, seeking a new build in a peaceful neighborhood with a sun-lit retreat in a friendly community. Contact your realtor today to book a showing for this stunning top floor unit and you won't be disappointed!