



**GRASSROOTS**  
REALTY GROUP

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4307, 111 Wolf Creek Drive SE  
Calgary, Alberta

MLS # A2179762



**\$365,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	680 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>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 271
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island		

**Inclusions:** all lighting fixtures, all window coverings.

Welcome to your new oasis! This exquisite 2-bedroom, 2-bathroom apartment with a versatile den is designed for those who appreciate elegance and comfort. Nestled in a stunning new building featuring a chic combination of vinyl and half-brick siding, this home exudes contemporary charm. As you enter, you're greeted by beautiful laminated floors that enhance the spacious, open-concept layout, creating an inviting atmosphere perfect for both relaxation and entertaining. The stylish kitchen offers ample space for culinary creativity, while the bright living area is bathed in natural light, creating a warm and welcoming environment. Indulge in the exceptional amenities available to you, including a convenient pet wash area for your furry companions and a sophisticated owners' lounge, ideal for hosting friends or unwinding in style. Don't miss your chance to experience this luxurious living space. Schedule a tour today and discover the perfect blend of comfort and sophistication!