



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4214, 111 Wolf Creek Drive SE
Calgary, Alberta**

MLS # A2194276



\$350,000

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	838 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 342
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Discover this brand-new three-bedroom, two-bathroom unit in the vibrant community of Wolf Willow, nestled along the scenic Bow River. This stylish unit comes with titled underground parking and a designated storage locker (valued at approximately CAD \$5,000). Inside, the spacious open-concept layout features a modern kitchen with full-height cabinetry, soft-close doors and drawers, stainless steel appliances, a tiled backsplash, quartz countertops, and a large island with an eating bar. The bright, inviting living area extends onto a generous deck, perfect for relaxation or entertaining. Designed for privacy, the primary bedroom boasts a walkthrough closet and an ensuite bathroom, while the second and third bedrooms are conveniently located near a four-piece main bathroom. An in-suite laundry area adds to the home's practicality, all complemented by sleek finishes and neutral tones throughout. Enjoy an array of building amenities, including a pet spa, gym, courtyard with firepits, and a party room. Living in Wolf Willow means access to unique themed parks (dog, fish, insect, and bison themes), environmental reserves, commercial conveniences, and scenic trails along the Bow River. Be the first to call this stunning home yours!