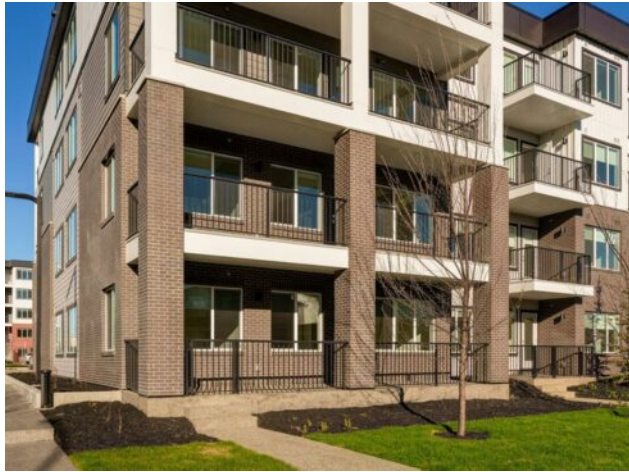




**4112, 111 Wolf Creek Drive SE
Calgary, Alberta**

MLS # A2195900



\$419,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Wolf Willow | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 837 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 350 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows | | |

Inclusions: N/A

NICEST and most PRIVATE LOCATION of the building! Welcome to this stunning GROUND LEVEL, SW CORNER UNIT, WALK UP! in the brand-new community of Wolf Willow! Offering the perfect blend of modern style, comfort, and convenience. This spacious 3-bedroom, 2-bathroom home boasts an open and airy layout, designed to provide a seamless living experience. With a southwest-facing orientation, you'll enjoy an abundance of natural light throughout the day and stunning views from your HUGE OVERSIZED TERRACE. Perfect for relaxing, dining, or entertaining, the private outdoor space is an ideal retreat, beautiful sunrise to sunset, quiet, and views of the valley, an exceptional feature in a brand-new building. Inside, the condo is equally impressive. Wide vinyl plank flooring, stylish light fixtures and the modern kitchen is a chef's dream. Featuring sleek quartz countertops, stainless steel appliances, and a large sit-up island perfect for casual dining or entertaining. The high ceilings and open-concept design effortlessly flows into the spacious living and dining areas, providing ample space for relaxation and gatherings. The primary bedroom is a peaceful sanctuary, complete with a spacious walk-through closet and a beautifully appointed 3pce ensuite bathroom. The two additional bedrooms are generously sized, ideal for family, guests, or even as a home office. There is another full 4pce bathroom and all spaces are completed with the highest standard of contemporary fixtures and finishes. This home also comes with a wealth of building amenities designed to enhance your lifestyle. Enjoy relaxing in the entertainment lounge, which features comfortable seating and a projector and screen for movie nights or events. Stay active in the fully equipped fitness center or pamper your pet at the on-site pet spa. Additional features include secure bike

storage and visitor parking. This unit comes with a TITLED underground parking stall, and an assigned secured storage locker. Located in the desirable Wolf Willow community, this condo is a brand-new home with everything you need to live in comfort and style. Conveniently located close to parks, river paths, playgrounds, shopping, golf, and lots more. Don't miss out on the opportunity to make this exceptional property your own!