



GRASSROOTS
REALTY GROUP

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

2217, 111 Wolf Creek Drive SE
Calgary, Alberta

MLS # A2202136



\$348,900

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	689 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Driveway, On Street, Private Electric Vehicle Charging Station		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 288
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	m-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Wired for Data		
Inclusions:	N/A		

Brand New 2024 Build – Never Lived In | Heated Underground Titled Parking + Storage Locker | Pet Friendly | 2 Bed + Den + 2 Bath | Gym & Party Room Welcome to Wolf Willow, a vibrant new community where modern living meets natural beauty, nestled alongside the picturesque Bow River. This thoughtfully designed 2nd floor unit offers the perfect blend of style, comfort, and convenience, making it ideal for professionals and families alike. With easy access to major roads, schools, golfing and shopping, Wolf Willow provides a lifestyle that balances urban convenience with the tranquility of nature – whether you're exploring scenic trails, relaxing at the playgrounds, or taking a peaceful walk along the river. Step inside to a spacious foyer with a convenient front hall closet, leading to a versatile den – perfect for a home office or creative space. The kitchen is a chef's dream, featuring high-end stainless steel appliances, quartz countertops, and an abundance of full-height soft-close cabinetry, including a pantry for extra storage. The open-concept living area is designed for entertaining, with bedrooms strategically placed on opposite sides for added privacy. The master suite is a serene retreat, complete with a generous walk-in closet and a beautifully finished three-piece ensuite. The well-sized second bedroom is located near the elegant four-piece bathroom and in-suite laundry for ultimate convenience. Step onto your private balcony, perfect for morning coffee or simply soaking in the fresh air.