



**4209, 111 Wolf Creek Drive S  
Calgary, Alberta**

**MLS # A2203409**



**\$424,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<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>	\$ 342
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to a world of modern elegance and vibrant community living in this stunning, brand-new corner unit condo, nestled within the sought-after Harlow building in Wolf Willow. Crafted by the esteemed Truman and completed in October 2024, this residence offers an exceptional living experience, perfect for growing families and those who appreciate sophisticated comfort. Step into a Bright and Spacious Haven: Sun-Drenched Open Concept: Revel in the airy ambiance of 9-foot ceilings and an open-concept layout, bathed in natural sunlight. Chef-Inspired Kitchen: Entertain with ease in a contemporary kitchen featuring sleek quartz countertops, a generous island, and brand-new stainless steel appliances (with a one-year Coast Appliances warranty). Luxurious Primary Suite: Retreat to a serene primary bedroom boasting tray ceilings, a walk-in closet, and a spa-like ensuite bathroom with a glass shower. Outdoor Living at Its Finest: Enjoy your oversized patio, complete with a built-in BBQ line, perfect for alfresco dining and entertaining. Convenient In-Suite Laundry: Simplify your life with a stacked washer and dryer. Wolf Willow: A Community Designed for Life: Nature at Your Doorstep: Embrace the outdoors with ample green space, easy access to the Bow River, Fish Creek Park, and the Blue Devil Golf Course (just a 5-minute drive). Pet-Friendly Paradise: Enjoy a nearby dog park and complimentary pet wash facilities in the neighboring building. Unparalleled Amenities: Benefit from a complimentary gym, a courtyard with fire pits, and a bookable recreational room. Seamless Connectivity: Navigate the city with ease via convenient transit routes (444 and 168), the Somerset-Bridlewood LRT, and quick access to Stoney Trail. Future-Forward Community: Explore themed parks, environmental reserves, future schools, and scenic trails along the Bow

River. Secure and Convenient Parking: Includes one titled underground parking stall. Peace of Mind and Exceptional Value: Warranty Coverage: Enjoy worry-free living in your brand-new home. Transferable Alberta New Home Warranty: Benefit from 1-year workmanship and materials, 2-year delivery and distribution systems, 5-year building envelope, and 10-year structural warranties. Don't miss this incredible opportunity to live in a vibrant, sun-filled community! Schedule your viewing today and make Wolf Willow your new home.