



GRASSROOTS
REALTY GROUP

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2313, 111 Wolf creek Drive SE
Calgary, Alberta

MLS # A2208489

\$349,000



Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	703 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 270
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Quartz Counters, See Remarks		

Inclusions: N/A

THIRD FLOOR UNIT , Amazing view ,Heated underground parking , Storage locker on same level , Modern flooring Luxury planks & Stylish Tiles. 703 SQ FT OF LIVING SPACE (2 Bed + Den/2 Bath + Laundry) a vibrant new community situated beside the scenic Bow River, seamlessly blending nature with modern living! Enjoy quick access to schools, shopping, and major roadways, making it ideal for families and professionals alike. Whether you're strolling along the river, enjoying the playgrounds, or exploring the trails, Wolf Willow is a place to call home for those who love nature and convenience in equal measure. Stepping through the front door, you're greeted by a large entryway with a convenient front hall closet. There is a spacious den adjacent to the front entrance making it perfect for a home office! The well appointed kitchen features top end stainless steel appliances, quartz countertops, and loads of full-height cabinetry with soft-close doors, drawers and even a pantry! As you move into the open concept living space, the windows reveal southeast facing views of Wolf Willow and a large north facing balcony. The living/dining spaces are generously sized making it perfect to entertain family and friends! You'll find the bedrooms are well separated on either side of the living space providing extra privacy. The primary suite has a large walk-in closet and well designed 3-piece Ensuite. The second bedroom is well sized and is located next to the in-suite laundry and the stunning 4-piece bathroom. Harlow has fantastic building amenities including a fitness center, pet spa, owner's lounge, and a party room! With shops steps away, a premier gold club across the road, the bow river down the street and endless amenities within blocks, Harlow is the ultimate blend of nature and modern living! Don't miss the opportunity to own this exceptional home!

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