

4311, 111 Wolf Creek Drive SE  
Calgary, Alberta

MLS # A2244779



\$340,000

|           |                                     |        |                  |
|-----------|-------------------------------------|--------|------------------|
| Division: | Wolf Willow                         |        |                  |
| Type:     | Residential/Low Rise (2-4 stories)  |        |                  |
| Style:    | Apartment-Single Level Unit         |        |                  |
| Size:     | 692 sq.ft.                          | Age:   | 2024 (1 yrs old) |
| Beds:     | 2                                   | Baths: | 2                |
| Garage:   | Parkade, Stall, Titled, Underground |        |                  |
| Lot Size: | -                                   |        |                  |
| Lot Feat: | -                                   |        |                  |

|             |                                                                                 |            |        |
|-------------|---------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                       | Water:     | -      |
| Floors:     | Vinyl Plank                                                                     | Sewer:     | -      |
| Roof:       | Asphalt                                                                         | Condo Fee: | \$ 288 |
| Basement:   | -                                                                               | LLD:       | -      |
| Exterior:   | Brick, Vinyl Siding, Wood Frame                                                 | Zoning:    | M-2    |
| Foundation: | -                                                                               | Utilities: | -      |
| Features:   | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters |            |        |

Inclusions: none

BRAND NEW | SUNNY SOUTH EXPOSURE | TITLED UNDERGROUND PARKING | EV CHARGERS | OVER 30 VISITOR STALLS | 2 BED + DEN | 2 BATH | PET FRIENDLY | GYM ACCESS Be the very first to live in this 2024-built, never-occupied condo located in the exciting, fast-growing community of Wolf Willow. Boasting one of the best sun-filled, south-facing exposures in the entire complex, this thoughtfully designed 2-bedroom + den, 2-bathroom home blends comfort, style, and convenience in a space that feels both functional and fresh. Step inside to a bright, open-concept layout that begins with a spacious entryway, complete with a coat closet and room to settle in. Tucked just off the foyer is a versatile den &mdash; perfect for working from home. At the heart of the unit is a contemporary kitchen featuring sleek quartz countertops, a large central island, stainless steel appliances, and ample cabinetry. The kitchen flows seamlessly into the living and dining area, offering a bright and welcoming space ideal for entertaining or relaxing. Step out onto the private balcony to enjoy open skies and serene views &mdash; whether it's a sunny morning coffee or an evening glass of wine, this outdoor space truly elevates your daily routine. The generously sized primary suite includes a walk-through closet and a modern 3-piece ensuite bathroom. A second bedroom and a full 4-piece bathroom provide comfortable accommodations for guests or family. In-suite laundry and additional storage round out the unit's smart layout. Your titled, heated underground parking stall keeps your car secure and warm year-round &mdash; and with 10 EV charging stations on site, you're future-ready. Hosting guests? You'll love the convenience of 30+ visitor parking stalls available above ground. Pet owners will appreciate the building's dog-friendly

features, including a pet wash and nearby dog park. Residents also enjoy access to an on-site fitness centre, a bike storage room, and a stylish social lounge. Surrounded by parks, scenic pathways along the Bow River, and quick access to shopping and amenities, Wolf Willow is a community built for active living and connection. The Blue Devil Golf Course is just a 5-minute walk away, offering the perfect escape for a quick round or a relaxing afternoon. Don't miss your chance to own one of the best-positioned units in the building. Book your showing today and make Wolf Willow your next chapter.