

**4213, 111 Wolf Creek Drive**  
**Calgary, Alberta**

**MLS # A2203618**



**\$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>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** NA

**Limited Opportunity: Brand New Luxury Living in Wolf Willow!** Discover an exceptional lifestyle in this stunning, brand-new 3-bedroom, 2-bathroom corner unit condo, a rare find within the vibrant Wolf Willow community. This is your chance to secure a coveted residence in the esteemed Harlow building, completed by Truman in October 2024. Experience Modern Elegance and Unmatched Comfort: Sun-Drenched Open Concept: Bask in the warmth of natural light that floods the open-concept living space, creating an inviting and airy atmosphere. Gourmet Kitchen Delight: Entertain effortlessly in a contemporary kitchen featuring elegant quartz countertops, a spacious island, and brand-new stainless steel appliances (with a one-year Coast Appliances warranty). Luxurious Primary Retreat: Unwind in a serene primary bedroom boasting tray ceilings, a walk-in closet, and a spa-inspired ensuite bathroom with a glass shower. Seamless Indoor-Outdoor Living: Extend your living space onto an oversized patio, complete with a built-in BBQ line, perfect for alfresco dining and entertaining. Convenient In-Suite Amenities: Enjoy the ease of in-suite laundry with a stacked washer and dryer. Wolf Willow - A Community Designed for Your Lifestyle: Nature's Embrace: Immerse yourself in the natural beauty of Wolf Willow, with ample green spaces, easy access to the Bow River, and Fish Creek Park. Recreation and Leisure: Enjoy a short drive to the Blue Devil Golf Course, or explore the nearby dog park. Unparalleled Community Amenities: Benefit from complimentary access to a fully equipped gym, a courtyard with fire pits, and a bookable recreational room. Convenient Connectivity: Navigate the city with ease via convenient transit routes (444 and 168), the Somerset-Bridlewood LRT, and quick access to Stoney Trail. Added Convenience: Includes one titled underground parking

stall and one titled storage locker. Future-Ready Living: Explore themed parks, environmental reserves, future schools, and scenic trails along the Bow River. Peace of Mind and Exceptional Value: Warranty: Enjoy worry-free living in your brand-new home. Don't Miss This Limited Opportunity! This is your chance to secure a rare and luxurious living experience in Wolf Willow. Schedule your viewing today and make this exceptional condo your new home.