

**1208, 111 Wolf Creek Drive
Calgary, Alberta**

MLS # A2181049



\$368,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Wolf Willow | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 688 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 288 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters | | |

Inclusions: none

Discover contemporary living at its finest in Harlow Condos by Truman located in the exciting new community of Wolf Willow where you'll experience the convenience of urban amenities coupled with the peace and tranquility of nature all nestled along the Bow River. This brand new 2 bedroom plus den condo is everything you want in a modern home - simple clean lines, seamless flow throughout, an abundance of natural light and elegant minimalist fixtures. In the sleek and well equipped kitchen you'll find gleaming stainless steel appliances, frameless ceiling height European style cabinetry in a cool grey wood tone, Quartz countertops and a centre island with seating. The kitchen is open to the living room which is flooded with natural light and provides direct access to your private balcony. This unit features 2 nice sized bedrooms including the primary complete with a large walk through closet and ensuite bath. The second bedroom conveniently located next to the main bath is ideal for a child's room, guest room or maybe for a room mate. This unit also has a small office space where you can work or study from home without interruption. This would also make a perfect yoga or meditation room. Convenient in-suite laundry rounds out this perfect unit. This complex includes a host of amenities designed to enhance your lifestyle. Stay active in the well-equipped gym or enjoy gatherings in the owners' lounge (by reservation.) There is even a pet spa to pamper your furry friend. Titled underground parking, plenty of visitor parking plus convenient bike storage makes it easy to explore the beautiful surroundings. You're going to love living in the vibrant and growing community of Wolf Willow where you can enjoy outdoor living at its finest with 9 kms of pathways, 7 playgrounds, a central promenade and don't forget Woof Willow - a 9

acres off leash park complete with agility equipment. You can live immersed in nature without sacrificing easy access to all amenities including schools, shopping, restaurants and more. Come take a tour and see what it’s all about.