

**3214, 111 Wolf Creek Drive SE  
Calgary, Alberta**

**MLS # A2256789**



**\$299,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	850 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>	Landscaped		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 342
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** N / A

Welcome to this stunning SECOND FLOOR, 3-bedroom, 2-bathroom CORNER UNIT nestled in the vibrant community of Wolf Willow. This unit has great views of the COURTYARD, conveniently located in the building with all the AMENITIES including a PET SPA & GYM. This condo is ideal for those seeking comfort, style, and convenience in a rapidly growing neighborhood. The open-concept layout invites natural light through the OVERSIZED balcony, where you can unwind with guests, watch the kids play on the playground or relax in style. Inside, quality craftsmanship is evident, featuring luxurious vinyl plank flooring and lofty ceilings that add to the spacious feel. The kitchen is a chef's dream, complete with full-height cabinetry, soft-close doors and drawers, a pantry, and a sleek stainless-steel appliance package. The elegant quartz eat-up bar offers the perfect spot for casual dining or entertaining friends and family. Retreat to the primary suite, designed for relaxation with a walk-through closet leading to a private 3-piece ensuite. Two additional bedrooms and a beautifully appointed 4-piece main bath make this layout both functional and inviting. With convenient bike storage and proximity to playgrounds, scenic pathways, golf, and shopping, you'll be ideally located to enjoy all that Wolf Willow has to offer. Inside, quality craftsmanship is evident, featuring luxurious vinyl plank flooring and lofty ceilings that add to the spacious feel. The elegant quartz eat-up bar offers the perfect spot for casual dining or entertaining friends and family. Retreat to the primary suite, designed for relaxation with a walk-through closet leading to a private 3-piece ensuite. An additional bedroom and a beautiful 4-piece main bath make this layout both functional and inviting. With convenient bike storage and proximity to playgrounds, scenic pathways, golf, and shopping, you'll be

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