

\$325,000 - 4311, 111 Wolf Creek Drive Se, Calgary

MLS® #A2244779

\$325,000

2 Bedroom, 2.00 Bathroom, 692 sqft

Single Family on 0.00 Acres

Wolf Willow, Calgary, Alberta

**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 – 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 – 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 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 path ways 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. (id:6289)

Built in 2024

Essential Information

Listing #	A2244779
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Square Footage	692
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	4311, 111 Wolf Creek Drive Se
Subdivision	Wolf Willow
City	Calgary
Province	Alberta

Postal Code t2x5x2

Amenities

Amenities Golf Course, Park, Playground, Shopping, Exercise Centre
Features No Animal Home, No Smoking Home, Parking
Parking Spaces 1
Parking Underground

Interior

Appliances Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer/Dryer Stack-Up
Heating Baseboard heaters
Cooling None
of Stories 4

Exterior

Exterior Brick, Vinyl siding
Construction Wood frame

Listing Details

Listing Office eXp Realty



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