



GRASSROOTS
REALTY GROUP

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**4304, 111 Wolf Creek Drive SE
Calgary, Alberta**

MLS # A2295964



\$374,900

Division:	Wolf Willow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Garage Door Opener, Guest, Heated Garage, Off Street, C		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 367
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: unit keys x 2, FOBS x 2, mailbox keys x 2, garage door opener x 1, H1 Lounge Key

Move-in ready corner unit on the third floor featuring 3 bedrooms, 2 full bathrooms, 2 titled parking stalls, and exceptional building amenities. Ideally located in a private corner of the building with no neighbours on either side, this beautifully designed home offers both comfort and privacy. Soaring 9' ceilings, oversized windows, and modern finishes create a bright, open space filled with natural light. The contemporary kitchen showcases ceiling-height, soft-close cabinetry, quartz countertops, a large island with ample seating, and a full stainless steel appliance package (including a fridge with ice and water). A versatile nook adjacent to the island with additional cabinetry adds extra functionality—perfect for a dining area, home office, or creative space. The inviting living room is ideal for relaxing or entertaining and opens onto an impressive 30-foot west-facing balcony, complete with soffit lighting and a gas hookup for your BBQ—perfect for enjoying outdoor living, imagine morning coffee in the sunshine and relaxing sunsets in the evening. The thoughtfully designed layout separates the primary bedroom from the secondary bedrooms. The spacious primary suite easily accommodates a king-sized bed, features a walk-through closet, and is complemented by a stylish 3-piece ensuite with quartz countertops, undermount sink and an oversized shower. On the opposite side of the unit, you'll find two generously sized bedrooms with large windows and ample closet space, along with a modern 4-piece bathroom featuring a deep soaker tub, quartz countertop, and undermount sink. Additional highlights include a large coat closet and a convenient in-suite laundry room with stacked washer/dryer tucked off the foyer. This unit also has the added rare bonus of TWO titled parking stalls, one underground, and one right

outside the front entrance. Residents enjoy access to fantastic amenities, including a fitness centre (located in the 3000 building), pet wash station (yes - Harlow is a pet-friendly community!), bike storage, and a beautifully appointed lounge/party room. Unbeatable location with everyday conveniences just across the street—child care, dental, coffee shops, salons, and more—Fish Creek Park and the Bow River—plus quick access to major routes including Macleod Trail and Stoney Trail. Some photos have been virtually staged.