



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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2502, 111 Wolf Creek Drive SE  
Calgary, Alberta

MLS # A2216937



\$305,000

|             |                                                                                                                                |            |        |
|-------------|--------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                                                                      | Water:     | -      |
| Floors:     | Laminate, Tile                                                                                                                 | Sewer:     | -      |
| Roof:       | -                                                                                                                              | Condo Fee: | \$ 261 |
| Basement:   | -                                                                                                                              | LLD:       | -      |
| Exterior:   | Concrete, Wood Frame                                                                                                           | Zoning:    | M-2    |
| Foundation: | -                                                                                                                              | Utilities: | -      |
| Features:   | Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |            |        |
| Inclusions: | N/A                                                                                                                            |            |        |

TOP FLOOR EAST FACING UNIT | HEATED UNDERGROUND PARKING | STORAGE LOCKER | LAMINATE FLOORS + TILE ALL THROUGHOUT | 620 SQ FT OF LIVING SPACE (2 BED/1 BATH) | All in &ldquo;WOLF WILLOW&rdquo; - a vibrant new community situated beside the scenic Bow River, seamlessly blending nature with modern living! Enjoy quick access to schools, shopping, and major roadways, making it ideal for families and professionals alike. Whether you're strolling along the river, enjoying the playgrounds, or exploring the trails, Wolf Willow is a place to call home for those who love nature and convenience in equal measure. Stepping through the front door, this modern home boasts an open-concept design with large windows that flood the space with natural light, and high-end finishes all throughout. The well appointed kitchen features top end stainless steel appliances, quartz countertops, and loads of full-height cabinetry with soft-close doors, drawers and even a pantry! As you move into the open concept living space, the windows reveal views of the courtyard with a large east facing balcony just to the side. The living/dining spaces are generously sized making it perfect to entertain family and friends! At the back of the home, the primary suite has a large walk-in closet and well designed 4-piece bathroom. At the front of the home you&rsquo;ll find the large second bedroom which is located next to the in-suite laundry, and front entrance. Harlow has fantastic building amenities including a fitness center, pet spa, owner&rsquo;s lounge, and a party room! With shops steps away, a premier gold club across the road, the bow river down the street and endless amenities within blocks, Harlow is the ultimate blend of nature and modern living! Don&rsquo;t miss the opportunity to own this exceptional home!