

## 22 Wild Rose Bay SW Airdrie, Alberta

**MLS # A2222783**


# \$710,500

<b>Division:</b>	Wildflower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,950 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, In Garage Electric Vehicle Charging		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Close to Clubhouse		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Recreation Facilities, Separate Entrance, Soaking Tub, Stone Counters		
<b>Inclusions:</b>	N/A		

Modern Farmhouse Charm with City Views & Brand New Walkout Home in Airdrie Welcome to your dream home in the heart of Airdrie! This stunning brand new 3-bedroom, 2.5-bathroom modern farmhouse offers 1,881 sqft of thoughtfully designed living space&mdash;perfect for growing families. Nestled in a family-friendly community and walking distance to the Hillside Hub, this home combines comfort, style, and convenience. Step inside to discover an open-concept layout featuring a bright and spacious dining area enhanced by an added window, flooding the space with natural light. The gourmet kitchen is a chef&rsquo;s delight, complete with full-height cabinetry, a chimney hood fan with built-in microwave, and a gas line rough-in&mdash;ideal for future gas appliances. Upstairs, you'll find a cozy bonus room, perfect for movie nights or a kids&rsquo; play area. The luxurious 5-piece ensuite in the primary bedroom offers a spa-like retreat, while the walkout deck provides sweeping views of the city. Photos are representative.