

## 22 Wild Rose Bay SW Airdrie, Alberta

MLS # A2246048



# \$699,900

|           |                               |        |                  |
|-----------|-------------------------------|--------|------------------|
| Division: | Wildflower                    |        |                  |
| Type:     | Residential/House             |        |                  |
| Style:    | 2 Storey                      |        |                  |
| Size:     | 1,950 sq.ft.                  | Age:   | 2025 (0 yrs old) |
| Beds:     | 3                             | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached, Stall |        |                  |
| Lot Size: | 0.08 Acre                     |        |                  |
| Lot Feat: | Close to Clubhouse            |        |                  |

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

Modern Farmhouse Charm with City Views & Brand New Walkout Home in Airdrie This stunning brand new 3-bedroom, 2.5-bathroom modern farmhouse offers 1,881 sqft of thoughtfully designed living space. 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's delight, complete with full-height cabinetry, a chimney hood fan with built-in microwave, and a gas line rough-in—ideal for future gas appliances. Upstairs, you'll find a cozy bonus room, perfect for movie nights or a kids' 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 representative.