

**200 Wildrose Crescent
Strathmore, Alberta****MLS # A2176623****\$645,000**

Division:	Wildflower		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,465 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	See Remarks, Stone, Vinyl Siding, Wood Frame	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: Some furniture is negotiable

~ OPEN HOUSE Sunday, April 6th 1-4 p.m. Come for coffee & cookies! ~ Welcome to your dream bungalow in the coveted community of Wildflower! Built by award winning AQUILLA HOMES, this stunning custom-built home spans 1,465 square feet and boasts high-end finishes throughout. As you step inside the spacious but private entrance, you'll make your way to an open-concept layout featuring 9-foot ceilings that create an airy and spacious atmosphere. The heart of the home is a simply stunning kitchen, where custom cabinetry and sleek quartz countertops blend seamlessly with blonde upper cabinets and crisp white lower cabinets. The large island serves as both a functional workspace and a gathering spot for family and friends, complemented by beautiful black stainless steel appliances that make cooking a delight. Natural light floods the living areas, highlighting the exquisite high-end vinyl plank flooring that runs throughout the main living areas. The layout includes a generous sized main floor master bedroom and gorgeous 4 piece master ensuite. Conveniently, the main floor laundry room adds to the home's practical design. An oversized garage is a necessity in Alberta and your truck plus a second vehicle along with storage space is no problem for this garage. As a new build, and with unlimited possibilities, the landscaping can be designed with low maintenance and privacy in mind. Your imagination will be the only limitation! With easy access to the main highway, your daily commute to Calgary is just a quick 35 minutes, allowing you to enjoy the tranquility of suburban living without sacrificing convenience. This bungalow is not just a home; it's a lifestyle where luxury meets comfort in a community designed for those who appreciate the finer things in life. Buyers - Aquilla Homes is a local builder who has been

building in Strathmore & surrounding area for over 20 years with an outstanding reputation. Additional options are available for development of a 2nd bedroom on the main floor, developing the basement, landscaping and/or other upgrades. Discuss your dreams with your AWESOME Realtor and Aquilla Homes will do their best to make them a reality. Don't miss out on this opportunity to be a part of this fantastic community!