



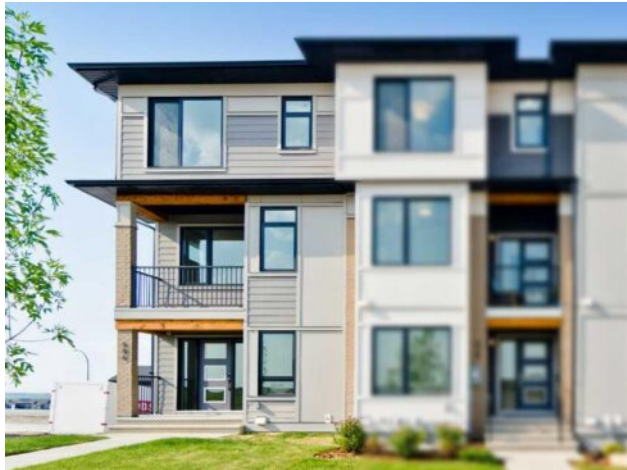
GRASSROOTS

REALTY GROUP

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**13 Wild Rose Way SE
Calgary, Alberta**

MLS # A2297151



\$499,900

Division:	Ricardo Ranch		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,734 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, On Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Builders Appliance Package		

**** Brand New No Condo Fee Townhome Built by Genesis Homes ** Quick Possession Available | 1,734 SqFt | 3 Beds | 2.5 Baths | Double Attached Garage | End Unit | Summer 2026 Possession | Open Concept Layout | Elevated Finishes Throughout | Quartz Countertops | Designer Backsplash | Full Height Cabinetry | Stainless Steel Builder Appliance Package | Walk-in Pantry | Wide Plank LVP Flooring | Upper Level Laundry | Smart Home Features | Private Balcony | BBQ Gas Line | James Hardie Siding | Welcome to the Alicia model by Genesis Homes—offering 1,734 SqFt of thoughtfully designed living space in a brand new end unit townhome with NO condo fees. Perfectly suited for families, professionals, or investors, this home blends modern style with everyday functionality. The main level welcomes you with a spacious foyer and direct access to your double attached garage, providing convenience and extra storage. Head upstairs to a bright and airy open-concept living space where large windows flood the home with natural light. The kitchen is beautifully appointed with quartz countertops, full height cabinetry, a designer backsplash, stainless steel appliances, and a walk-in pantry—ideal for both daily living and entertaining. The central island with bar seating seamlessly connects to the dining area and spacious living room, creating the perfect flow for hosting or relaxing. Step out onto your private balcony complete with a BBQ gas line—perfect for summer evenings. The upper level features three sizeable bedrooms, including a comfortable primary retreat with a walk-in closet and a private ensuite bath. Bedrooms two and three share a well-appointed full bathroom, and the upper floor laundry adds everyday convenience right where you need it most. Finished with durable James Hardie siding and equipped with smart home**

features, this home offers both style and peace of mind. Located just moments from essential amenities and nestled close to a picturesque park, you'll enjoy easy access to shops, dining, and outdoor activities. Take in breathtaking mountain views and sunsets as you stroll by the serene pond. Don't miss your opportunity to own this stunning Alicia model—book your showing today! *Interior photos are representative of 145 Wild Rose Way SE *Alicia Model