



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1167 Fowler Road SW
Airdrie, Alberta

MLS # A2299842



\$551,900

Division:	Wildflower		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,775 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Oversized, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting		

Inclusions: N/A

NEW BUILD SEMI-DETACHED | OVERSIZED SINGLE ATTACHED GARAGE | 3 BED / 2.5 BATH / 1774 SQ FT | WEST-FACING BACKYARD | BONUS ROOM | IMMEDIATE POSSESSION – Welcome to this beautifully designed semi-detached duplex by Minto Communities, an award-winning Canadian builder, located in Wildflower, proudly voted Best New Community in Canada (2025). This vibrant, master-planned community in Airdrie is designed with lifestyle and connection in mind, offering an exciting mix of home styles in a neighbourhood built to grow with you. Thoughtfully designed for modern family living, the main floor blends everyday comfort with stylish functionality. The kitchen is positioned at the centre of the home and features a large island, stainless steel appliances, abundant cabinetry, and gorgeous modern finishes. At the rear of the home, the spacious dining area is filled with natural light and provides direct access to the west-facing backyard—perfect for enjoying afternoon sun and evening gatherings. Just off the dining area, you’ll find a versatile den ideal for a home office, playroom, or reading space. At the front of the home, the bright and welcoming living room is enhanced by large windows. A convenient 2-piece bathroom and closet/pantry complete this level. Upstairs, the spacious primary bedroom easily accommodates a king-sized bed and offers dual closets along with a private 4-piece ensuite. Two additional well-sized bedrooms share this floor, making it ideal for families or guests. A large bonus room provides flexible extra living space for a media room, kids’ zone, or second lounge. A second 4-piece bathroom and a functional laundry room add everyday convenience to the upper level. The ground level welcomes you with a beautiful front entryway and includes undeveloped space offering

excellent flexibility for future development. This level also features additional storage space, a mechanical room, and direct access to the oversized single attached garage. A large driveway provides ample parking and added convenience. Residents of Wildflower enjoy exclusive access to The Hillside Hub, a standout amenity centre featuring Airdrie's first outdoor pool, a hot tub, an open-air sports court, and a variety of shared indoor and outdoor spaces designed for gathering, recreation, or quiet retreat. With nearby parks, pathways, amenities, and easy access to major routes, Wildflower delivers a truly well-rounded lifestyle. Combining award-winning community planning, modern design, and immediate possession, this is an outstanding opportunity to own a stylish new home in one of Canada's most celebrated communities. Don't miss your chance to make Wildflower home! Book your visit today!