



GRASSROOTS

REALTY GROUP

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**34 Wild Rose Bay SW
Airdrie, Alberta**

MLS # A2299861



\$655,899

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,959 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

NEW BUILD DETACHED HOME | DOUBLE ATTACHED GARAGE | 3 BED / 2.5 BATH / 1959 SQ FT ABOVE GRADE | EAST-FACING BACKYARD | WALK-OUT BASEMENT | IMMEDIATE POSSESSION — Welcome to this beautifully designed detached home by Minto Communities, an award-winning Canadian builder with over 70 years of experience, 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. Finished with modern details throughout, this impressive 2-storey home offers a functional and well-designed layout ideal for growing families and those who love to entertain. The main level showcases a stunning central kitchen, complete with a large island, stainless steel appliances, and ample cabinet and storage space. Just off the kitchen, the dining area provides direct access to the east-facing backyard—perfect for enjoying your morning coffee. The spacious living room offers plenty of room to relax or host guests, while a convenient half bath, welcoming front foyer, and mudroom with access to the double attached garage add everyday practicality. Upstairs, you’ll find a thoughtfully designed upper level featuring a large bonus room—ideal for a media space, home office, or play area. The primary bedroom is generously sized and includes a walk-in closet and a luxurious 5-piece ensuite. Two additional well-sized bedrooms, a full 4-piece bathroom, and a spacious laundry room complete the upper level. The undeveloped walk-out basement is expansive and offers endless potential to customize and expand your living space to suit your needs. 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 a desirable possession timeline, 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!