



GRASSROOTS

REALTY GROUP

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**261 Wildrose Drive
Strathmore, Alberta**

MLS # A2300048



\$699,900

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,051 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	n/a		

Welcome to Wildflower one of Strathmore's favorite neighborhoods and this custom two-story home, built in 2020 where modern living meets sustainable design. Backing onto the canal, this home offers four spacious bedrooms and three and a half beautifully appointed bathrooms. The fully developed basement adds even more space for your family's needs and with green-built gold certified efficiency, you'll enjoy comfort, convenience, and sustainability all in one incredible place to call home.