



GRASSROOTS
REALTY GROUP

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

MLS # A2302480



\$489,900

Division:	Ricardo Ranch		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,687 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular		

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

**** Brand New No Condo Fee Townhome Built by Genesis Builders **** Theo Model | Ready for Summer 2026 | 3 Beds | 2.5 Baths | Double Attached Garage | Main Level Den/Office | Incredible Open Floor Plan | Top of the Line Finishes | Quartz Countertops | Designer Curated Backsplash | Full Height Cabinets | Builder Package Stainless Steel Appliances | Gas Line to Range | Walk-in Pantry | Wide Plank LVP Flooring | Sizeable Bedrooms | Upper Level Hall Laundry | Smart Automated Home | Balcony | BBQ Gas Line | Double Attached Garage | James Hardie Siding. This stunning Theo model by Genesis boasts 1,687 SqFt, 3 bedrooms, 2.5 bathrooms and a spacious open floor plan layout that's perfect for families, professionals, or anyone who loves extra space. The front door opens to a main level foyer with closet space and a flex den. With large windows and high ceilings this space has the versatility to be an office space with a peaceful retreat for work or creativity. Head upstairs to the 2nd level to a grand floor plan both open and functional. The kitchen is outfitted with sparkling quartz countertops, ample cabinet storage, a gas line and a stainless steel builders appliance package. The centre island in the kitchen is equipped with a barstool seating area making it the perfect space to enjoy small meals and socialize while you cook. The walk-in pantry is a bonus to your dry good storage. The dining room paired with the kitchen makes for an easy stove to table transition. The spacious living room is the perfect area to unwind with your family in the evenings and is ideal for hosting guests. Just off the living room is a door to your private balcony with a gas BBQ line for those summer cook outs! The uppermost level is paired with 3 bedrooms, 2 full bathrooms and hall laundry. The primary bedroom is a personal retreat with a deep walk-in closet and private 4pc ensuite bath with a

deep tub/shower combo. Bedrooms 2 & 3 share the main 4pc bath with a single vanity and tub/shower combo. The upper level laundry is a treat as its located near all the bedrooms. The double attached garage secures you 2 year round secured parking and space for seasonal storage. 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. Hurry and book your showing at this gorgeous Genesis home today! Genesis Builders Group follows the First-Time Home Buyer GST/HST Rebate to eliminate the 5% GST on qualifying new homes (up to \$1 million) for qualifying first time home buyers.*Photos & guide are of 153 Wild Rose Way, THEO Model. Colors and finishes may differ at the time of completion, discuss with Builder Directly for final pallets.