



GRASSROOTS
REALTY GROUP

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**1416, 25 Wildwoods Court SW
Airdrie, Alberta**

MLS # A2314213



\$415,000

Division:	Wildflower		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Rear, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

2 YEARS FREE CONDO FEES | NEW BUILD TOWNHOME | LOW CONDO FEES | 4 BED (3 UP, 1 DOWN) / 2.5 BATH / 1,462 SQ FT | OVERSIZED SINGLE ATTACHED GARAGE + DRIVEWAY | IMMEDIATE POSSESSION – Welcome to the Elm 2 townhome by Minto Communities, an award-winning Canadian builder, located in Wildflower, proudly voted Best New Community in Canada. This vibrant, master-planned community in Airdrie is designed with lifestyle and connection in mind, offering a thoughtful mix of home styles in a neighbourhood built to grow with you. This brand-new townhome features a functional and modern layout ideal for today's homeowner. The main floor offers a well-designed living space at the front of the home, creating a welcoming area to relax or entertain. The kitchen is centrally located and showcases stainless steel appliances, a large island, modern finishes, ample cabinetry, and storage. The dining area is positioned at the rear of the home with direct access to a private balcony—perfect for morning coffee or unwinding at the end of the day. A convenient 2-piece bathroom completes this level. Upstairs, the spacious primary bedroom includes a walk-in closet and a private 3-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and conveniently tucked-away upper-floor laundry provide excellent functionality for families, guests, or home office needs. The lower level features a large foyer with direct access to the oversized single attached garage, along with a fourth bedroom—ideal for guests, a home office, or flex space. A full driveway adds valuable additional parking, offering everyday convenience rarely found in townhome living. Residents of Wildflower enjoy exclusive access to The Hillside Hub, a standout amenity centre featuring Airdrie's first outdoor pool, a hot tub, 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, low condo fees, and immediate possession, this is an outstanding opportunity to own a stylish new build townhome in one of Canada's most celebrated communities. Don't miss your chance to make Wildflower home! Book your visit today!