



**145 Wildrose Drive
Strathmore, Alberta**

MLS # A2315106



\$639,900

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,022 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home		
Inclusions:	N/A		

Welcome to this impeccably maintained former show home by award-winning builder Aquilla Homes, located in the highly sought-after community of Wildflower. Built in 2016 and proudly owned by the original owners, this stunning two-story smart home showcases true pride of ownership and presents like the day it was first handed over new. Offering 3 spacious bedrooms, 2.5 bathrooms, and a cozy upper bonus room, this elegant home is loaded with upgrades and thoughtful design throughout. The bright and welcoming great room features a warm gas fireplace with beautiful built-in cabinetry, creating the perfect atmosphere for relaxing evenings or entertaining guests. The stylish kitchen is both functional and impressive, complete with granite countertops, new stainless-steel appliances, a built-in microwave in the oversized island, luxury vinyl plank flooring, and an abundance of cabinetry and workspace. Upstairs, the inviting bonus room provides the ideal family retreat, while the luxurious primary suite and additional bedrooms offer comfort and versatility for growing families or professionals alike. The home also features stunning glass railing accents along the staircase, elegant window coverings throughout, and a practical mudroom with custom built-ins designed for everyday convenience. The exterior of this former show home is equally impressive with exceptional curb appeal, highlighted by an upgraded high-end 8-foot garage door, a beautifully styled front entry door system, and refined architectural detailing that sets this property apart. Built with energy efficiency and modern living in mind, this smart home is wired for home automation and features 9-foot ceilings on both the main and basement levels, oversized windows allowing for incredible natural light, LED lighting throughout, a high-efficiency furnace, and a high-efficiency hot water tank. Located in one of

Strathmore's most desirable communities, Wildflower offers an exceptional lifestyle with parks, pathways, schools, and amenities nearby, all while maintaining a welcoming family-oriented atmosphere. This is a rare opportunity to own a meticulously cared-for former show home loaded with upgrades in a premier location. Don't wait as this gem will not last.