



GRASSROOTS

REALTY GROUP

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**105 Wildrose Green
Strathmore, Alberta**

MLS # A2323800



\$550,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Wildflower | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,466 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | 220 Volt Wiring, Aggregate, Double Garage Attached, Front Drive, Garage Fa | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Level, Rectangular Lot | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage | | |

Inclusions: Garage Heater

Welcome to Wildflower, one of Strathmore's most popular family communities, where parks, pathways, and neighbours out walking with strollers are part of everyday life. If you've been searching for an affordable detached home that doesn't feel like a compromise, this may be the one. With over 1,450 sq ft, 3 bedrooms, 2.5 bathrooms, and a double attached garage, this home offers the kind of space that is becoming increasingly difficult to find at this price point. Whether you're buying your first home, upsizing from a condo or townhouse, or looking for a place where your family can grow over the next decade, the layout is designed to adapt with you. The main floor features a bright, open concept design that keeps everyone connected. The kitchen is the heart of the home, offering quartz countertops, stainless steel appliances, a large central island, and a spacious walkthrough pantry that connects directly to the garage entry, making grocery runs and everyday organization effortless. The dining area overlooks the south facing backyard, while the living room is anchored by a gas fireplace that creates a warm and inviting space to gather. Thoughtful smart home features, including programmable exterior lighting and kitchen accent lighting, add convenience without complication. A practical mudroom and laundry area help keep daily life organized, while upstairs you'll find a spacious primary bedroom complete with a walk in closet and private ensuite. Two additional bedrooms and a full bathroom provide flexible space for children, guests, or a dedicated home office. The unfinished basement offers room to grow and the opportunity to create additional living space tailored to your family's needs. Outside, the exposed aggregate driveway adds curb appeal, while parks, pathways, and a nearby school bus stop make everyday life a little easier. In the back, the south facing yard features a large

deck and lower patio for those warm summer nights. Recent updates include new smoke and carbon monoxide detectors (2026), LED lighting throughout the home, and a 240V 40A EV charger ready outlet in the garage.