



GRASSROOTS
REALTY GROUP

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**1109, 25 Wildwoods Court SW
Airdrie, Alberta**

MLS # A2342485



\$379,990

Division:	Wildflower		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,202 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting		

Inclusions: N/A

2 YEARS FREE CONDO FEES | NEW BUILD TOWNHOMES | LOW CONDO FEES | 3 BED / 2.5 BATH / 1284 SQ FT | SINGLE ATTACHED GARAGE + DRIVEWAY | IMMEDIATE POSSESSION & Welcome to the LARCH 1 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 an exciting blend of home styles in a neighbourhood built to grow with you. This thoughtfully designed townhome offers a functional, modern layout ideal for today's homeowner. The main floor features a well-balanced design with the living room and a convenient half bath at the front of the home. The kitchen sits at the centre, complete with stainless steel appliances, a kitchen island, and ample storage, seamlessly connecting to the dining area at the rear. Just off the dining space, enjoy access to a private balcony which is perfect for morning coffee or evening relaxation. Upstairs, you'll find a rare and highly desirable dual primary bedroom layout. The front-facing primary bedroom includes a large walk-in closet and a private 3-piece ensuite, while the rear bedroom offers its own walk-in closet and 4-piece ensuite. Upper-floor laundry is conveniently tucked away on this level, enhancing everyday functionality. The ground floor welcomes you with a spacious entryway and features a third bedroom, ideal for guests, a home office, or flex space. Mechanical systems are neatly tucked away, and this level provides direct access to the single attached garage. A full driveway allows parking for two vehicles total, offering exceptional convenience for a townhome. 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, and immediate possession, this is an outstanding opportunity to own a stylish townhome in one of Canada's most celebrated new communities. Don't miss your chance to make Wildflower home! Book your visit today!