



**GRASSROOTS**  
REALTY GROUP

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**22 Wild Rose Bay SW**  
**Airdrie, Alberta**

**MLS # A2222783**



**\$699,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Wildflower   |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 1,950 sq.ft.   | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | 220 Volt Wiring, Double Garage Attached, In Garage Electric Vehicle Charging |               |                  |
| <b>Lot Size:</b> | 0.08 Acre  |               |                  |
| <b>Lot Feat:</b> | Close to Clubhouse   |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished, Walk-Out To Grade   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame  | <b>Zoning:</b>    | TBD |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Recreation Facilities, Separate Entrance, Soaking Tub, Stone Counters |                   |     |
| <b>Inclusions:</b> | N/A   |                   |     |

Modern Farmhouse Charm with City Views & Brand New Walkout Home in Airdrie Welcome to your dream home in the heart of Airdrie! This stunning brand new 3-bedroom, 2.5-bathroom modern farmhouse offers 1,881 sqft of thoughtfully designed living space&mdash;perfect for growing families. Nestled in a family-friendly community and walking distance to the Hillside Hub, this home combines comfort, style, and convenience. Step inside to discover an open-concept layout featuring a bright and spacious dining area enhanced by an added window, flooding the space with natural light. The gourmet kitchen is a chef&rsquo;s delight, complete with full-height cabinetry, a chimney hood fan with built-in microwave, and a gas line rough-in&mdash;ideal for future gas appliances. Upstairs, you'll find a cozy bonus room, perfect for movie nights or a kids&rsquo; play area. The luxurious 5-piece ensuite in the primary suite offers a spa-like retreat, while the walkout deck provides sweeping views of the city. Photos representative..