



GRASSROOTS
REALTY GROUP

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**1410, 25 Wildwoods Court SW
Airdrie, Alberta**

MLS # A2228553



\$431,060

Division:	Wildflower		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,617 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Close to Clubhouse, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 245
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Stone Counters, Walk-In Closet(s)		
Inclusions:	Complete A/C system		

This Aspen 2 model features a bright open main floor with central kitchen and covered balcony. The third floor is home to double primary bedrooms, each with walk in closet and ensuite. Completing this home on the ground floor is an attached garage and flex room/office. Residents will enjoy being within 5 km of picturesque walking trails and home to Airdrie's first outdoor pool. Additionally, a year-round sports court offers various activity opportunities. The community is just a 15-minute drive from Cross Iron Mills Mall and less than 25 minutes from YYC International Airport. Photos are representative.