



GRASSROOTS
REALTY GROUP

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22 Wild Rose Bay SW
Airdrie, Alberta

MLS # A2246048



\$699,900

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,950 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Close to Clubhouse		

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

Modern Farmhouse Charm with City Views & Brand New Walkout Home in Airdrie This stunning brand new 3-bedroom, 2.5-bathroom modern farmhouse offers 1,881 sqft of thoughtfully designed living space. 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's delight, complete with full-height cabinetry, a chimney hood fan with built-in microwave, and a gas line rough-in—ideal for future gas appliances. Upstairs, you'll find a cozy bonus room, perfect for movie nights or a kids's play area. The luxurious 5-piece ensuite in the primary bedroom offers a spa-like retreat, while the walkout deck provides sweeping views of the city. Photos representative.