



GRASSROOTS
REALTY GROUP

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1013, 25 Wildwoods Court SW
Airdrie, Alberta

MLS # A2261040



\$444,866

Division:	Wildflower		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,612 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 289
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions:	N/A
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Welcome to The Spruce – Bright, Modern, and Effortlessly Comfortable. Discover 1,523 sq. ft. of thoughtfully designed, low-maintenance living in this brand-new 4-bedroom, 2.5-bath townhome. The Spruce floorplan features an open, airy layout with expansive windows that fill the home with natural light, creating a warm and inviting atmosphere from the moment you enter. The spacious primary bedroom includes a generous walk-in closet, while two additional bedrooms offer flexibility for family, guests, or a home office. Highlights include: • Air conditioning rough-in for year-round comfort • Durable, contemporary finishes throughout • LVP on 1st floor up to 2nd floor • Attached garage and modern curb appeal. The stylish kitchen is equipped with sleek Whirlpool appliances, and a washer & dryer are already included. Prime Location: Conveniently situated near major highways, top-rated schools, shopping, dining, and more–The Spruce blends comfort, style, and location into the perfect place to call home. Please note: this is a new build currently under construction. Pictures are for representation only and the actual unit may differ Photos are representative.