



GRASSROOTS
REALTY GROUP

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157 Wild Rose Way SE
Calgary, Alberta

MLS # A2268917



\$509,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,788 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions:	N/A
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**** SHOW HOME with leaseback! **** Brand New No Condo Fee Townhome built by Genesis Builder's Group | 1,788 SqFt | 3 Beds | 2 Full Baths | 1 Half Baths | Double Attached Garage | Main Level Office | Incredible Open Floor Plan | Top of the Line Finishes | Quartz Countertops | Designer Curated Backsplash | Stainless Steel Appliances| Walk-in Pantry | Wide Plank LVP Flooring | Plus Carpet in the Bedrooms | Sizeable Bedrooms | Upper Level Hall Laundry | Smart Automated Home | Balcony | Gas Line to Range & BBQ | James harding Siding| Incredible opportunity to own a verified Genesis Show Home and get paid while you own it! Genesis Homes will lease back this professionally designed show home and pay you at 5% annual return (paid monthly) for the duration it remains open. Genesis also covers all utilities during the lease period, and the new-home warranty begins after the lease ends — a rare, worry-free investment with immediate income! This stunning Avery model by Genesis boasts 1788 SqFt, 3 bedrooms, 2 full & 2 half bathrooms and a spacious open floor plan layout that's perfect for families, professionals, or anyone who loves extra space. The front door opens to a main level foyer with closet space and a flex den. With large windows and high ceilings this space has the versatility to be an office space with a peaceful retreat for work or creativity. Head upstairs to the 2nd level to a grand floor plan both open and functional. The kitchen is outfitted with sparkling quartz countertops, ample cabinet storage, a gas line to range and a stainless steel appliances. The centre island in the kitchen is equipped with a barstool seating area making it the perfect space to enjoy small meals and socialize while you cook. The walk-in pantry is a bonus to your dry good storage. The dining room paired with the kitchen makes for an easy stove to

table transition. The spacious living room is the perfect area to unwind with your family in the evenings and is ideal for hosting guests. The additional living room flex space is an added bonus to your comfort! Just off the flex room is a door to your private balcony with a gas BBQ line for those summer cook outs! The uppermost level is paired with 3 bedrooms, 2 full bathrooms and hall laundry. The primary bedroom is a personal retreat with a deep walk-in closet and private 4pc ensuite bath with a deep tub/shower combo. Bedrooms 2 & 3 share the main 4pc bath with a single vanity and tub/shower combo. The upper level laundry is a treat as its located near all the bedrooms. The double attached garage secures you 2 year round secured parking and space for seasonal storage. Located just moments from essential amenities and nestled close to a picturesque park, you'll enjoy easy access to shops, dining, and outdoor activities. Take in breathtaking mountain views and sunsets as you stroll by the serene pond. Hurry and book your showing at this gorgeous Genesis home today! Pictures are resemblance of same model but a different unit.