



**GRASSROOTS**  
REALTY GROUP

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**1506, 25 Wildwoods Court SW  
Airdrie, Alberta**

**MLS # A2282214**



**\$419,900**

<b>Division:</b>	Wildflower		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Attached-Side by Side, Townhouse		
<b>Size:</b>	1,309 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 242
<b>Basement:</b>	Full	<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>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

**\*\*OPEN HOUSE SAT JAN 31 FROM 1PM-4PM at 901 - 25 WILDWOODS COURT SW, AIRDRIE\*\* NEW BUILD TOWNHOMES | LOW CONDO FEES | 3 BED (2 UP, 1 DOWN) / 2.5 BATH / 1284 SQ FT | SINGLE ATTACHED GARAGE + DRIVEWAY | IMMEDIATE POSSESSION &ndash;** Welcome to the Aspen 2 townhome by Minto Communities, an award-winning Canadian builder, located in Wildflower, proudly voted Best New Community in Canada. This vibrant, master-planned community in Airdrie is designed with lifestyle and connection in mind, offering an exciting blend of home styles in a neighbourhood built to grow with you. This thoughtfully designed townhome offers a functional, modern layout ideal for today's homeowner. The main floor features a well-balanced design with the living room and a convenient half bath at the front of the home. The kitchen sits at the centre, complete with stainless steel appliances, a kitchen island, and ample storage, seamlessly connecting to the dining area at the rear. Just off the dining space, enjoy access to a private balcony which is perfect for morning coffee or evening relaxation. Upstairs, you'll find a rare and highly desirable dual primary bedroom layout. The front-facing primary bedroom includes a large walk-in closet and a private 3-piece ensuite, while the rear bedroom offers its own walk-in closet and 4-piece ensuite. Upper-floor laundry is conveniently tucked away on this level, enhancing everyday functionality. The ground floor welcomes you with a spacious entryway and features a third bedroom, ideal for guests, a home office, or flex space. Mechanical systems are neatly tucked away, and this level provides direct access to the single attached garage. A full driveway allows parking for two vehicles total, offering exceptional convenience for a townhome. Residents of Wildflower enjoy

exclusive access to The Hillside Hub, a standout amenity centre featuring Airdrie's first outdoor pool, a hot tub, open-air sports court, and a variety of shared indoor and outdoor spaces designed for gathering, recreation, or quiet retreat. With nearby parks, pathways, amenities, and easy access to major routes, Wildflower delivers a truly well-rounded lifestyle. Combining award-winning community planning, modern design, and immediate possession, this is an outstanding opportunity to own a stylish townhome in one of Canada's most celebrated new communities. Don't miss your chance to make Wildflower home! Book your visit today!