



**GRASSROOTS**  
REALTY GROUP

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**1007, 25 Wildwoods Court SW  
Airdrie, Alberta**

**MLS # A2283457**



**\$421,825**

<b>Division:</b>	Wildflower		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,198 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, Alley Access, Carport, Driveway, Garage Door Opener, G		
<b>Lot Size:</b>	0.02 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>	\$ 259
<b>Basement:</b>	None	<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, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

**2 YEARS FREE CONDO FEES | NEW BUILD TOWNHOME | LOW CONDO FEES | 3 BED / 2.5 BATH / 1,198 SQ FT | SINGLE ATTACHED GARAGE + DRIVEWAY | IMMEDIATE POSSESSION** &ndash; Welcome to the Larch 1 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 a thoughtful mix of home styles in a neighbourhood built to grow with you. This brand-new townhome features a functional, modern layout ideal for today's homeowner. The main floor offers a well-balanced design with the living room positioned at the front of the home just off the foyer, creating a welcoming and comfortable space to relax. The kitchen is centrally located and equipped with stainless steel appliances, a kitchen island, ample cabinetry, and storage, seamlessly connecting to the dining area at the rear. Just off the dining space, step out onto your private balcony&mdash;perfect for morning coffee or evening downtime. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and private 3-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and convenient upper-floor laundry complete this level, offering excellent functionality for families, guests, or a home office setup. The lower level includes a 2-piece bathroom, generous storage space, and direct access to the single attached garage. A full driveway provides additional parking, offering everyday convenience rarely found in townhome living. 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, low condo fees, and immediate possession, this is an outstanding opportunity to own a stylish new build townhome in one of Canada's most celebrated communities. Don't miss your chance to make Wildflower home! Book your visit today!