



**GRASSROOTS**  
REALTY GROUP

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1007, 25 Wildwoods Court SW  
Airdrie, Alberta

MLS # A2283457



**\$421,825**

Division:	Wildflower		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,198 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Carport, Driveway, Garage Door Opener, G		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 259
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: n/a

**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!