



**34 Wild Rose Bay SW
Airdrie, Alberta**

MLS # A2299861



\$684,900

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,953 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

NEW BUILD DETACHED HOME | DOUBLE ATTACHED GARAGE | 3 BED / 2.5 BATH / 1953 SQ FT ABOVE GRADE | EAST-FACING BACKYARD | MAY 2026 POSSESSION – Welcome to this beautifully designed detached home by Minto Communities, an award-winning Canadian builder with over 70 years of experience, located in Wildflower, proudly voted Best New Community in Canada (2025). This vibrant, master-planned community in Airdrie is designed with lifestyle and connection in mind, offering an exciting mix of home styles in a neighbourhood built to grow with you. Finished with modern details throughout, this impressive 2-storey home offers a functional and well-designed layout ideal for growing families and those who love to entertain. The main level showcases a stunning central kitchen, complete with a large island, stainless steel appliances, and ample cabinet and storage space. Just off the kitchen, the dining area provides direct access to the east-facing backyard—perfect for enjoying your morning coffee. The spacious living room offers plenty of room to relax or host guests, while a convenient half bath, welcoming front foyer, and mudroom with access to the double attached garage add everyday practicality. Upstairs, you’ll find a thoughtfully designed upper level featuring a large bonus room—ideal for a media space, home office, or play area. The primary bedroom is generously sized and includes a walk-in closet and a luxurious 5-piece ensuite. Two additional well-sized bedrooms, a full 4-piece bathroom, and a spacious laundry room complete the upper level. The undeveloped basement is expansive and offers endless potential to customize and expand your living space to suit your needs. Residents of Wildflower enjoy exclusive access to The Hillside Hub, a standout amenity centre featuring Airdrie’s first

outdoor pool, a hot tub, an 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 a desirable possession timeline, this is an outstanding opportunity to own a stylish new home in one of Canada's most celebrated communities. Don't miss your chance to make Wildflower home. Book your visit today!