



**85 Wild Rose Way SE
Calgary, Alberta**

MLS # A2304146



\$529,900

Division:	Ricardo Ranch		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,704 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Builders Appliance Package		

**** Brand New No Condo Fee Townhome Built by Genesis Homes ** Move-in Ready | 1,703 SqFt | 3 Beds | 3.5 Baths | End Unit | Three-Level Layout | Bonus Room | Main Floor Office | Open Concept Living | Elevated Finishes Throughout | Quartz Countertops | Designer Backsplash | Full Height Cabinetry | Stainless Steel Builder Appliance Package | Upper Level Laundry | Smart Home Features | Private Balcony | BBQ Gas Line | James Hardie Siding | Welcome to the Haley model by Genesis Homes—offering 1,703 SqFt of beautifully designed living space in a brand new end unit townhome with NO condo fees. Thoughtfully crafted for families, professionals, or investors, this three-level layout combines modern style, flexibility, and everyday function. The entry level welcomes you with a spacious foyer, convenient home office, half bathroom, and direct access to your attached garage—perfect for working from home or creating a private flex space. The second level features a bright and open-concept main living area where oversized windows fill the home with natural light. The stylish kitchen is finished with quartz countertops, full height cabinetry, designer backsplash, stainless steel appliances, and a functional island with seating that flows seamlessly into the dining area and spacious living room. Step outside to your private balcony complete with a BBQ gas line—ideal for relaxing or entertaining. This level also offers a generously sized bedroom and full bathroom, making it perfect for guests, roommates, or multi-generational living. The third level is designed for comfort and privacy, featuring two additional bedrooms including the spacious primary retreat, complete with a walk-in closet and private ensuite. A second full bathroom, upper level laundry, and a versatile bonus room complete the top floor—ideal for a media space, playroom, or additional**

lounge area. Finished with durable James Hardie siding and equipped with smart home features, this home offers style, convenience, and peace of mind. Located just moments from essential amenities and nestled close to a picturesque park, you'll enjoy easy access to shops, dining, and outdoor recreation. Take in spectacular mountain views and sunsets while enjoying the nearby pathways and green space. Don't miss your opportunity to own this stunning Haley model—book your showing today!