

# \$699,900 - 22 Wild Rose Bay Sw, Airdrie

MLS® #A2222783

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,950 sqft

Residential on 0.08 Acres

Wildflower, Airdrie, Alberta

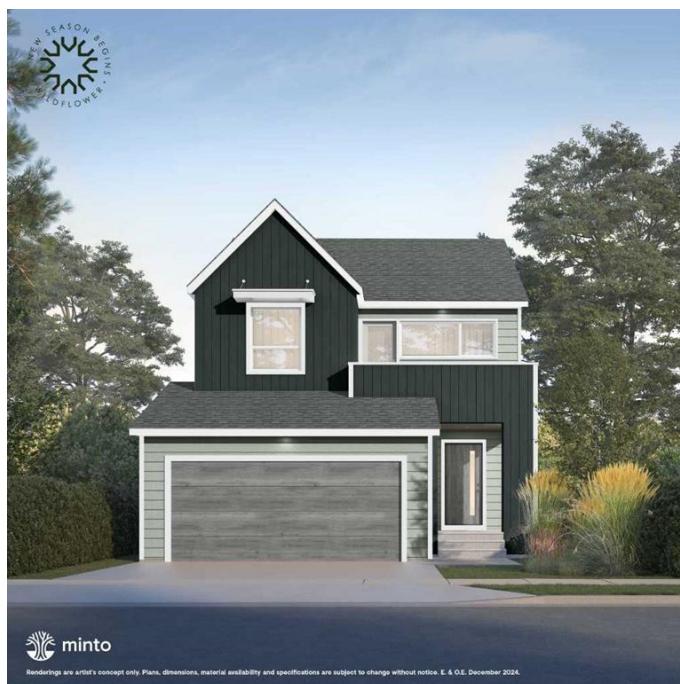
Modern Farmhouse Charm with City Views â€”  
Brand New Walkout Home in Airdrie Welcome  
to your dream home in the heart of Airdrie!

This stunning brand new 3-bedroom,  
2.5-bathroom modern farmhouse offers 1,881  
sqft of thoughtfully designed living  
spaceâ€”perfect for growing families. Nestled  
in a family-friendly community and walking  
distance to the Hillside Hub, this home  
combines comfort, style, and convenience.  
Step inside to discover an open-concept layout  
featuring a bright and spacious dining area  
enhanced by an added window, flooding the  
space with natural light. The gourmet kitchen  
is a chefâ€™s delight, complete with  
full-height cabinetry, a chimney hood fan with  
built-in microwave, and a gas line  
rough-inâ€”ideal for future gas appliances.  
Upstairs, you'll find a cozy bonus room, perfect  
for movie nights or a kidsâ€™ play area. The  
luxurious 5-piece ensuite in the primary suite  
offers a spa-like retreat, while the walkout deck  
provides sweeping views of the city. Photos  
representative..

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2222783  |
| Price     | \$699,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,950       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 22 Wild Rose Bay Sw |
| Subdivision | Wildflower          |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4B3M9              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | None  |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, 220 Volt Wiring, In Garage Electric Vehicle Charging Station(s) |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, Recreation Facilities, Separate Entrance, Soaking Tub, Stone Counters, Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished, Walk-Out  |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | Close to Clubhouse        |

|              |                                |
|--------------|--------------------------------|
| Roof         | Asphalt Shingle                |
| Construction | Cement Fiber Board, Wood Frame |
| Foundation   | Poured Concrete                |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 18             |
| Zoning         | TBD            |
| HOA Fees       | 1000           |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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