

# \$710,500 - 22 Wild Rose Bay Sw, Airdrie

MLS® #A2222783

## \$710,500

3 Bedroom, 3.00 Bathroom, 1,950 sqft  
Residential on 0.08 Acres

Wildflower, Airdrie, Alberta

Modern Farmhouse Charm with City Views –  
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 space – 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 chef’s delight, complete with full-height cabinetry, a chimney hood fan with built-in microwave, and a gas line rough-in – ideal for future gas appliances. Upstairs, you’ll find a cozy bonus room, perfect for movie nights or a kids’ play area. The luxurious 5-piece ensuite in the primary bedroom offers a spa-like retreat, while the walkout deck provides sweeping views of the city. Photos are representative.



Built in 2025

## Essential Information

MLS® #	A2222783
Price	\$710,500
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	220 Volt Wiring, Double Garage Attached, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Separate Entrance, Soaking Tub, Stone Counters, Bathroom Rough-in, Recreation Facilities
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 F
Foundation	Poured Concrete

### Additional Information

Date Listed	May 20th, 2025
Days on Market	10
Zoning	TBD
HOA Fees	1000
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Bode Platform Inc.
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