

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

MLS® #A2246048

**\$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 This  
stunning brand new 3-bedroom, 2.5-bathroom  
modern farmhouse offers 1,881 sqft of  
thoughtfully designed living space. 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  
bedroom offers a spa-like retreat, while the  
walkout deck provides sweeping views of the  
city. Photos representative.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2246048  |
| 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, Stall |
| # of Garages   | 2                             |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, Separate Entrance, Soaking Tub, Stone Counters, Low Flow Plumbing Fixtures, Recreation Facilities |
| Appliances        | Dishwasher, Electric Range                                                                                                                          |
| 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    | August 6th, 2025 |
| Days on Market | 33               |
| Zoning         | TBD              |
| HOA Fees       | 1000             |
| HOA Fees Freq. | ANN              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.