

**1416, 25 Wildwoods Court SW**  
**Airdrie, Alberta**

**MLS # A2283415**



**\$426,825**

<b>Division:</b>	Wildflower		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Attached-Side by Side, Townhouse		
<b>Size:</b>	1,462 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Rear, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 265
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

2 YEARS FREE CONDO FEES | NEW BUILD TOWNHOME | LOW CONDO FEES | 4 BED (3 UP, 1 DOWN) / 2.5 BATH / 1,462 SQ FT | OVERSIZED SINGLE ATTACHED GARAGE + DRIVEWAY | IMMEDIATE POSSESSION &ndash; Welcome to the Elm 2 townhome by Minto Communities, an award-winning Canadian builder, located in Wildflower, proudly voted Best New Community in Canada. This vibrant, master-planned community in Airdrie is designed with lifestyle and connection in mind, offering a thoughtful mix of home styles in a neighbourhood built to grow with you. This brand-new townhome features a functional and modern layout ideal for today&rsquo;s homeowner. The main floor offers a well-designed living space at the front of the home, creating a welcoming area to relax or entertain. The kitchen is centrally located and showcases stainless steel appliances, a large island, modern finishes, ample cabinetry, and storage. The dining area is positioned at the rear of the home with direct access to a private balcony&mdash;perfect for morning coffee or unwinding at the end of the day. A convenient 2-piece bathroom completes this level. Upstairs, the spacious primary bedroom includes a walk-in closet and a private 3-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and conveniently tucked-away upper-floor laundry provide excellent functionality for families, guests, or home office needs. The lower level features a large foyer with direct access to the oversized single attached garage, along with a fourth bedroom&mdash;ideal for guests, a home office, or flex space. A full driveway adds valuable additional parking, offering everyday convenience rarely found in townhome living. Residents of Wildflower enjoy exclusive access to The Hillside Hub, a standout amenity centre featuring Airdrie&rsquo;s first outdoor pool, a hot tub, 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, low condo fees, and immediate possession, this is an outstanding opportunity to own a stylish new build townhome in one of Canada's most celebrated communities. Don't miss your chance to make Wildflower home! Book your visit today!