587-899-3773
justin@realtyaces.ca

1144 Thimbleberry Hill SW
Airdrie, Alberta

MLS # A2344493



$629,990

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,649 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Wood Frame	**Zoning:**	TBD
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

Inclusions: N/A

NEW BUILD DETACHED HOME | DOUBLE ATTACHED GARAGE | 3 BED / 2.5 BATH / 1648 SQ FT ABOVE GRADE | NORTH EAST-FACING BACKYARD | DECEMBER 2026 POSSESSION – Welcome to this beautifully designed detached home by Minto Communities, an award-winning Canadian builder with over 70 years of experience, located in Wildflower, proudly voted Best New Community in Canada (2025). This vibrant, master-planned community in Airdrie is designed with lifestyle and connection in mind, offering an exciting mix of home styles in a neighbourhood built to grow with you. Finished with modern details throughout, this impressive 2-storey home offers a functional and thoughtfully designed layout ideal for growing families, first-time buyers, and those who love to entertain. The main level features a spacious central kitchen complete with a large island, stainless steel appliances, and tons of cabinet and storage space. Just off the kitchen, the dining area provides direct access to the north east-facing backyard, creating a seamless connection between the indoor and outdoor living spaces. The spacious living room offers plenty of room to relax, enjoy movie nights, or host guests, while a generous front entryway, convenient half bath, and access to the double attached garage add everyday practicality. Upstairs, the primary bedroom is privately positioned at the back of the home and offers a comfortable retreat complete with a walk-in closet and luxurious 5-piece ensuite. Two additional well-sized bedrooms, a full 4-piece bathroom, and a conveniently located laundry room complete the upper level. The undeveloped basement offers excellent future potential, with plenty of space to customize and expand your living area. Depending on your needs, the lower level could be developed to include an additional bedroom, bathroom,

recreation room, home office, or other flexible living spaces. Residents of Wildflower enjoy exclusive access to The Hillside Hub, a standout amenity centre featuring Airdrie’s first outdoor pool, a hot tub, an 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, future development potential, and a desirable December 2026 possession, this is an outstanding opportunity to own a stylish new home in one of Canada’s most celebrated communities. Don’t miss your chance to make Wildflower home. Book your visit today!
PHOTOS ARE OF THE SHOW HOME. ACTUAL FINISHES MAY VARY

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