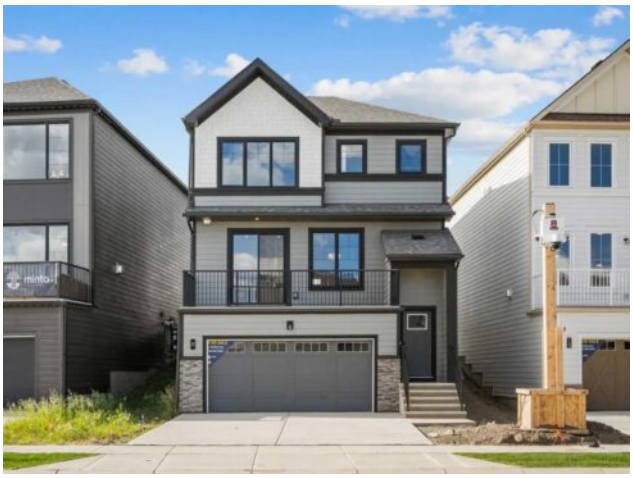
587-899-3773
justin@realtyaces.ca

9 Wild Rose Bay SW
Airdrie, Alberta

MLS # A2347993



$649,900

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,002 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Private		

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:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

NEW BUILD DETACHED HOME | DOUBLE ATTACHED GARAGE | 4 BED / 2.5 BATH / 2001 SQ FT ABOVE GRADE | BONUS ROOM | WEST-FACING BACKYARD | IMMEDIATE POSSESSION – Welcome to this beautifully designed Clearwater model 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 well-designed layout ideal for growing families and those who love to entertain. The main level showcases a stunning front-facing kitchen, complete with a large island, stainless steel appliances, and beautiful cabinetry. Just off the kitchen, the east-facing balcony provides a great outdoor space to enjoy your morning coffee. The spacious dining room offers plenty of room for everyday meals or entertaining, while the living room at the back of the home provides a comfortable space to relax and features direct access to the west-facing backyard. A main floor bedroom offers added flexibility for guests, a home office, or additional living space, while a convenient 2-piece bathroom completes the main level. Upstairs, you’ll find a thoughtfully designed upper level featuring a large bonus room, providing the perfect space for family movie nights, a play area, or additional lounging space. The primary bedroom is generously sized and easily accommodates a king-sized bed, while also featuring a walk-in closet and luxurious 5-piece ensuite. Two additional well-sized bedrooms, a full 4-piece bathroom, and a convenient laundry room complete the upper level.

The undeveloped basement offers plenty of potential for future development and provides direct access to the double attached garage, adding everyday convenience and functionality. 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, and a desirable possession timeline, 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!

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