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13 Wild Rose Bay SW
Airdrie, Alberta

MLS # A2348002



$679,990

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,155 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**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 | 3 BED / 2.5 BATH / 2155 SQ FT ABOVE GRADE | WEST-FACING BACKYARD | IMMEDIATE POSSESSION – Welcome to this beautifully designed Nightingale 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. The main floor features a stunning kitchen at the back of the home, complete with a large island, stainless steel appliances, tons of cabinetry, and a large pantry providing plenty of storage. Just off the kitchen, the spacious dining area offers easy access to the west-facing backyard, creating a great connection between the indoor and outdoor living spaces. Tucked away just off the main living areas, a private office/den provides a quiet and functional space for working from home. At the front of the home, the large living room features oversized windows that fill the space with natural light and a cozy fireplace that creates a welcoming focal point. The living room also provides access to a east-facing balcony, offering an additional outdoor space to enjoy throughout the day. A large walk-in closet and convenient 2-piece bathroom complete the main level. Upstairs, the spacious primary bedroom easily accommodates a king-sized bed and features a large walk-in closet and luxurious 5-piece ensuite. A large bonus room provides flexible additional living space, perfect for a media room, play area, or second home office. Two additional well-sized bedrooms, a 4-piece bathroom, and a large 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, thoughtful home design, modern finishes, and immediate possession, this is an excellent 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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