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GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

1171 Fowler Road SW
Airdrie, Alberta

MLS # A2349458

$519,900

Division:	Wildflower		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,781 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Additional Parking, Driveway, Oversized, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Cement Fiber Board, Wood Frame	**Zoning:**	R3
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

NEW BUILD SEMI-DETACHED | OVERSIZED SINGLE GARAGE | 3 BED / 2.5 BATH / 1781 SQ FT | WEST-FACING BACKYARD | IMMEDIATE POSSESSION – Welcome to this beautifully designed semi-detached duplex Lilac model by Minto Communities, an award-winning Canadian builder, 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 in a charming traditional farmhouse elevation, this spacious home offers a thoughtfully planned layout ideal for modern family living. The main floor is designed for both everyday comfort and entertaining. The kitchen is positioned at the back of the home and features a central island, stainless steel appliances, and gorgeous modern finishes, with a bright breakfast nook just off the kitchen overlooking the west-facing backyard. Moving toward the centre of the home, you’ll find a dedicated dining area, while the large, light-filled living room anchors the front of the home. A convenient half bath and storage closet complete this level. Upstairs, the spacious primary bedroom easily accommodates a king-sized bed and includes a walk-in closet and a private 4-piece ensuite. Two additional well-sized bedrooms share this floor, one with a walk-in closet and the other featuring a sliding-door closet. A second 4-piece bathroom and a large, functional laundry room round out the upper level. The ground level welcomes you with a beautiful entryway that leads to the rest of the home and an undeveloped space that offers flexibility for future development. This level also includes additional storage space, a mechanical room, and direct access to the oversized single attached

garage. A large driveway provides ample parking, adding everyday convenience. 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 immediate 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!

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