



13 Wild Rose Bay Airdrie Alberta

\$679,990

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...

2pc Bathroom 5.67 Ft x 6.17 Ft

Dining room 14.50 Ft x 10.42 Ft

Kitchen 10.25 Ft x 14.42 Ft

Living room 20.00 Ft x 13.25 Ft

Office 8.92 Ft x 7.75 Ft

Pantry 9.17 Ft x 4.83 Ft

5pc Bathroom 11.25 Ft x 13.50 Ft

Bedroom 11.00 Ft x 13.42 Ft

Bedroom 13.83 Ft x 9.92 Ft

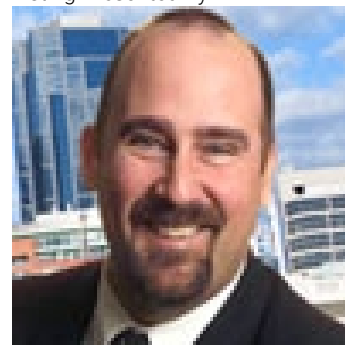
Bonus Room 16.33 Ft x 9.92 Ft

Laundry room 10.00 Ft x 5.58 Ft

Primary Bedroom 13.42 Ft x 13.50 Ft

a

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<https://linktr.ee/benlikepen>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

