

\$699,900 - 22 Wild Rose Bay Sw, Airdrie

MLS® #A2246048

\$699,900

3 Bedroom, 3.00 Bathroom, 1,950 sqft

Residential on 0.08 Acres

Wildflower, Airdrie, Alberta

Modern Farmhouse Charm with City Views â€“
Brand New Walkout Home in Airdrie This
stunning brand new 3-bedroom, 2.5-bathroom
modern farmhouse offers 1,881 sqft of
thoughtfully designed living space. families.
Nestled in a family-friendly community and
walking distance to the Hillside Hub, this home
combines comfort, style, and convenience.
Step inside to discover an open-concept layout
featuring a bright and spacious dining area
enhanced by an added window, flooding the
space with natural light. The gourmet kitchen
is a chefâ€™s delight, complete with
full-height cabinetry, a chimney hood fan with
built-in microwave, and a gas line
rough-inâ€”ideal for future gas appliances.
Upstairs, you'll find a cozy bonus room, perfect
for movie nights or a kidsâ€™ play area. The
luxurious 5-piece ensuite in the primary
bedroom offers a spa-like retreat, while the
walkout deck provides sweeping views of the
city. Photos representative.

Built in 2025

Essential Information

MLS® #	A2246048
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,950
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	22 Wild Rose Bay Sw
Subdivision	Wildflower
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3M9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Stall
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, Separate Entrance, Soaking Tub, Stone Counters, Low Flow Plumbing Fixtures, Recreation Facilities
Appliances	Dishwasher, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Close to Clubhouse
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	17
Zoning	TBD
HOA Fees	1000
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.