

# \$424,866 - 1013, 25 Wildwoods Court Sw, Airdrie

MLS® #A2261040

**\$424,866**

4 Bedroom, 3.00 Bathroom, 1,612 sqft

Residential on 0.00 Acres

Wildflower, Airdrie, Alberta

Welcome to The Spruce â€“ Bright, Modern, and Effortlessly Comfortable. Discover 1,523 sq. ft. of thoughtfully designed, low-maintenance living in this brand-new 4-bedroom, 2.5-bath townhome. The Spruce floorplan features an open, airy layout with expansive windows that fill the home with natural light, creating a warm and inviting atmosphere from the moment you enter. The spacious primary bedroom includes a generous walk-in closet, while two additional bedrooms offer flexibility for family, guests, or a Highlights include: â€¢ Air conditioning rough-in for year-round comfort â€¢ Durable, contemporary finishes throughout â€¢ LVP on 1st floor up to 2nd floor â€¢ Attached garage and modern curb appeal. home. office. The stylish kitchen is equipped with sleek Whirlpool appliances, and a washer & dryer are already included. Prime Location: Conveniently situated near major highways, top-rated schools, shopping, dining, and moreâ€”The Spruce blends comfort, style, and location into the perfect place to call home. Please note: this is a new build currently under construction. Pictures are for representation only and the actual unit may differ Photos are representative.

Built in 2025

## Essential Information

MLS® #

A2261040



|                |               |
|----------------|---------------|
| Price          | \$424,866     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,612         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1013, 25 Wildwoods Court Sw |
| Subdivision | Wildflower                  |
| City        | Airdrie                     |
| County      | Airdrie                     |
| Province    | Alberta                     |
| Postal Code | T4B5V7                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, See Remarks                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None, Rough-In                                                              |
| Basement          | None                                                                        |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony                        |
| Lot Description   | Close to Clubhouse, Landscaped |
| Roof              | Asphalt Shingle                |

|              |                                |
|--------------|--------------------------------|
| Construction | Cement Fiber Board, Wood Frame |
| Foundation   | Poured Concrete                |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 17                   |
| Zoning         | TBD                  |
| HOA Fees       | 700                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

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

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