200 WILDROSE Crescent, Strathmore T1P 0H1

MLS®#:	**A2176623**	Area:	**Wildflower**	Listing Date:	**11/01/24**	List Price:	**$649,900**
Status:	**Active**	County:	**Wheatland County**	Change:	**+$900, 01-Nov**	Association:	**Fort McMurray**

General Information
Prop Type:	**Residential**
Sub Type:	**Detached**
City/Town:	**Strathmore**
Year Built:	**2024**

Finished Floor Area
Abv Sqft:	**1,464**
Low Sqft:	
Ttl Sqft:	**1,464**

Lot Information
Lot Sz Ar:	**4,557 sqft**
Lot Shape:	

Access:
Lot Feat:	**Back Yard,Rectangular Lot**
Park Feat:	**Double Garage Attached,Driveway,Garage Door Opener,Oversized**

DOM
50

Layout
Beds:	**1 (1)**
Baths:	**2.0 (2 0)**
Style:	**Bungalow**

Parking
Ttl Park:	**5**
Garage Sz:	**2**

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**High Efficiency,Forced Air,Natural Gas**		**See Remarks,Stone,Vinyl Siding,Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**None**		**Carpet,Vinyl Plank**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete

Kitchen Appl:	**Dishwasher,Electric Stove,Garage Control(s),Refrigerator**
Int Feat:	**Bathroom Rough-in,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**
Utilities:	

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	**Main**	**5`1" x 8`3"**	**4pc Ensuite bath**	**Main**	**8`3" x 8`8"**
Bedroom	**Main**	**12`7" x 13`1"**	**Dining Room**	**Main**	**15`9" x 11`2"**
Foyer	**Main**	**7`8" x 8`7"**	**Kitchen**	**Main**	**15`7" x 13`10"**
Living Room	**Main**	**16`0" x 13`4"**	**Office**	**Main**	**13`1" x 9`5"**
Other	**Lower**	**27`9" x 49`6"**			

Legal/Tax/Financial

Title:		Zoning:
Fee Simple		**R1N**
Legal Desc:	**1611609**	

Remarks

Pub Rmks:

~ Welcome to your dream bungalow in the coveted community of Wildflower! Built by award winning AQUILLA HOMES, this stunning custom-built home spans 1,465 square feet and boasts high-end finishes throughout. As you step inside the spacious but private entrance, you'll make your way to an open-concept layout featuring 9-foot ceilings that create an airy and spacious atmosphere.The heart of the home is a simply stunning kitchen, where custom cabinetry and sleek quartz countertops blend seamlessly with blonde upper cabinets and crisp white lower cabinets. The large island serves as both a functional workspace and a gathering spot for family and friends, complemented by beautiful black stainless steel appliances that make cooking a delight. Natural light floods the living areas, highlighting the exquisite high-end vinyl plank flooring that runs throughout the main living areas. The layout includes a generous sized main floor master bedroom and gorgeous 4 piece master ensuite. Conveniently, the main floor laundry room adds to the home's practical design. An oversized garage is a necessity in Alberta and your truck plus a second vehicle along with storage space is no problem for this garage. As a new build, and with unlimited possibilities, the landscaping can be designed with low maintenance and privacy in mind. Your imagination will be the only limitation! With easy access to the main highway, your daily commute to Calgary is just a quick 35 minutes, allowing you to enjoy the tranquility of suburban living without sacrificing convenience. This bungalow is not just a home; it's a lifestyle—where luxury meets comfort in a community designed for those who appreciate the finer things in life. Buyers - Aquilla Homes is a local builder who has been building in Strathmore & surrounding area for over 20 years with an outstanding reputation. Additional options are available for development of a 2nd bedroom on the main floor, developing the basement, landscaping and/or other upgrades. Discuss your dreams with your AWESOME Realtor and Aquilla Homes will do their best to make them a reality. Don't miss out on this opportunity to be a part of this fantastic community!

Inclusions: **Some furniture is negotiable**
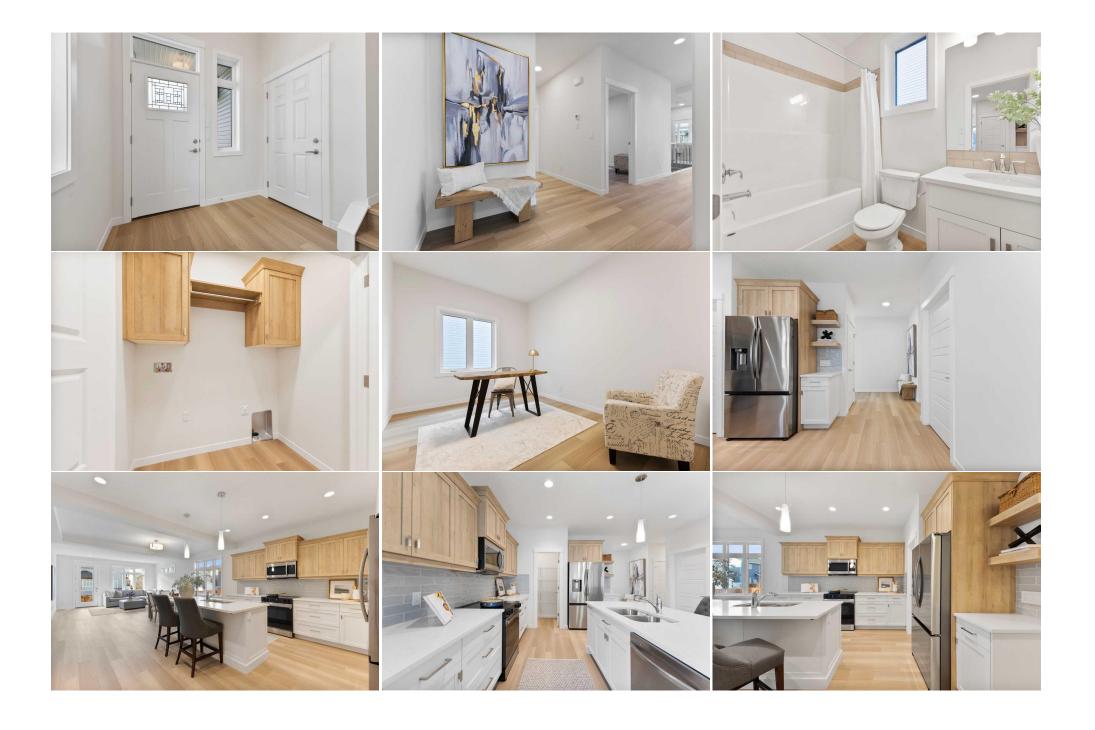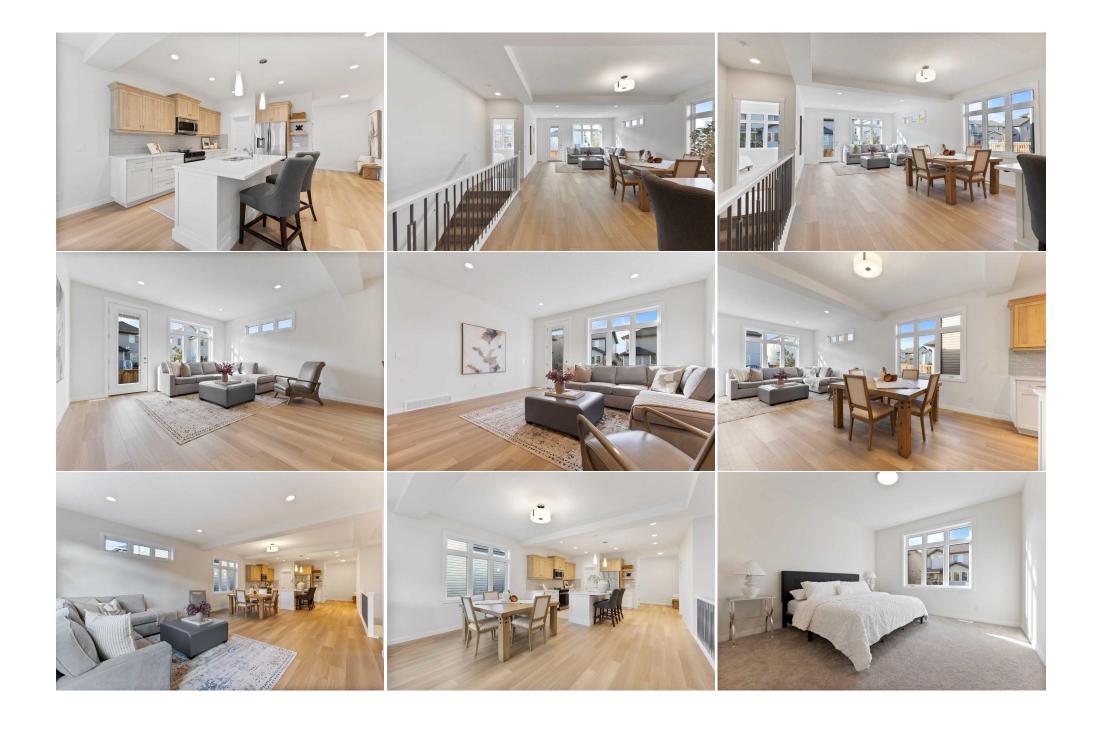
Property Listed By: **CIR Realty**

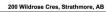**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**
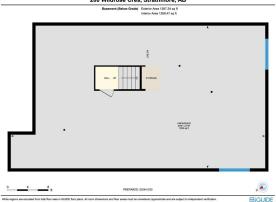
200 Wildrose Cres, Strathmore, AB

Main Floor Exterior Area 1464.55 sq ft
Interior Area 1364.73 sq ft
Excluded Area 510.34 sq ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 1367.24 sq ft
Interior Area 1269.47 sq ft

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Main Building: Total Exterior Area Above Grade 1464.55 sq ft

Main Floor
Exterior Area 1464.55 sq ft

Basement (Below Grade)
Exterior Area 1367.24 sq ft

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