



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1046 THIMBLEBERRY Hill, Airdrie T4B5S1**

MLS®#: **A2178300**

Area: **Wildflower**

Listing Date: **11/08/24**

List Price: **\$659,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **1 sqft**  
Lot Shape:

Access:

Lot Feat: **Other**  
Park Feat: **Double Garage Attached**

DOM

**25**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**  
Heating: **Central**  
Sewer:  
Ext Feat: **Other**

Construction: **Other**  
Flooring: **Carpet, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**  
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 5`2"
Dinette	Main	13`5" x 12`6"
Balcony	Main	9`8" x 9`6"
Bedroom	Upper	10`3" x 10`1"
Laundry	Upper	6`3" x 6`1"
Bedroom - Primary	Upper	12`1" x 11`11"
Walk-In Closet	Upper	5`9" x 10`8"

Room	Level	Dimensions
Kitchen With Eating Area	Main	10`0" x 12`7"
Living Room	Main	11`9" x 12`11"
Bedroom	Upper	10`3" x 10`1"
4pc Bathroom	Upper	10`2" x 5`7"
Walk-In Closet	Upper	3`1" x 3`10"
5pc Ensuite bath	Upper	9`4" x 10`8"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**2410736**

Remarks

Pub Rmks: **Welcome to the brand new community of wildflower. Brand new 3 bedroom detached single family. Open floor plan, modern kitchen. 3 good size bedrooms with bonus area. Walkout basement awaits your final touch. Good size deck. MUST SEE!!**

Inclusions: **N/A**

Property Listed By: **MaxWell Central**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







