



THE
A-TEAM

**RE/MAX
FIRST**

141 WILDROSE Way, Calgary T3M3M1

MLS®#: **A2196108** Area: **Ricardo Ranch** Listing Date: **02/24/25** List Price: **\$559,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **1,181 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,644**
 Low Sqft:
 Ttl Sqft: **1,644**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Kitchen Island, Smart Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Ensuite bath	Upper	
4pc Bathroom	Upper		Office	Lower	11`8" x 19`11"
Dining Room	Main	13`6" x 7`6"	Kitchen	Main	15`6" x 9`9"
Pantry	Main	3`9" x 4`8"	Great Room	Main	16`7" x 17`3"
Bedroom - Primary	Upper	12`1" x 13`6"	Bedroom	Upper	12`5" x 8`8"
Bedroom	Upper	12`5" x 8`3"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

TBD

Remarks

Pub Rmks: **Spacious 3-Bedroom Townhome with Double Attached Garage - No Condo Fees! This bright and inviting 3-bedroom interior townhome is the perfect blend of style, comfort, and convenience. Boasting no condo fees, this home offers freedom and flexibility while still delivering all the benefits of townhouse living. Featuring east and west exposures, natural light floods every room, creating a warm and welcoming atmosphere. The open-concept main floor is ideal for both relaxing and entertaining, with a generous living area and a kitchen that provides plenty of storage and counter space. The double attached garage ensures ample parking and extra storage. Upstairs, you'll find three spacious bedrooms, each offering plenty of room to unwind. The well-designed layout is perfect for families or those seeking additional space. Enjoy the advantages of a home that feels like a retreat, with no condo fees and a prime location. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode**

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





