



THE
A-TEAM

**RE/MAX
FIRST**

125 WILDROSE Way, Calgary T3M3M1

MLS®#: **A2199957**

Area: **Ricardo Ranch**

Listing Date: **03/19/25**

List Price: **\$585,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2025**

Finished Floor Area

Abv Sqft: **1,735**

Low Sqft:

Ttl Sqft: **1,735**

Lot Information

Lot Sz Ar: **1,181 sqft**

Lot Shape:

DOM

15

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **3 (or more) Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Street Lighting**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Cement Fiber Board,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
Legal Desc: **2411097**

Zoning: **TBD**

Remarks

Pub Rmks: **Welcome to this gorgeous 3-bedroom, 2.5-bathroom townhome, offering the perfect blend of comfort and style with NO condo fees! Situated on a west-backin lot,**

this home provides plenty of natural light and breathtaking sunset views from the balcony, which features a convenient gas line for your BBQ. The spacious and open-concept main floor boasts a sleek kitchen with risers and cornices, a gas line for the range, and luxurious LVP flooring throughout, giving it an elegant, modern feel. Upstairs, you'll find three generously sized bedrooms, including a master bedroom with ample closet space and easy access to the main bath. This home also offers two full bathrooms and two convenient half baths, making it ideal for growing families. Photos are representative.

Inclusions:

Property Listed By:

N/A

Bode Platform Inc.

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

