



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**153 WILDROSE Way, Calgary T3M 3M1**

MLS®#: **A2205232**

Area: **NONE**

Listing Date: **03/24/25**

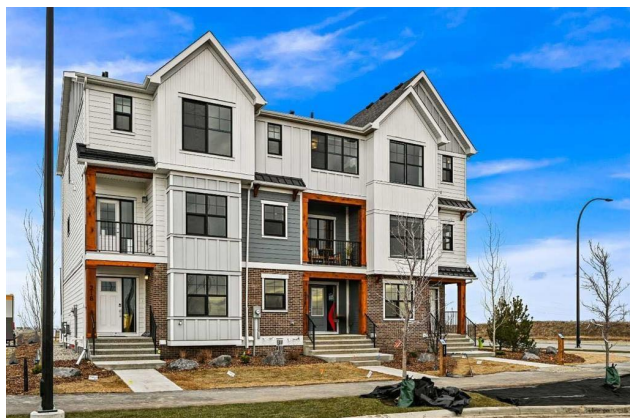
List Price: **\$589,900**

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: **1,272 sqft**  
Lot Shape:

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

DOM

**12**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 (or more) Storey**

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

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Freezer,Microwave,Refrigerator,Stove(s),Washer**  
Int Feat: **Kitchen Island,Pantry,Smart Home,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 11`6"</b>
<b>Office</b>	<b>Lower</b>	<b>11`0" x 9`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 8`7"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 8`2"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Great Room</b>	<b>Main</b>	<b>11`0" x 11`7"</b>

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

Legal Desc:

**TBD**

**TBD**

Remarks

Pub Rmks:

**This stunning Theo model by Genesis 3-bedroom, 2.5-bathroom Theo model by Genesis boasts a spacious, three-level layout that's perfect for families, professionals, or anyone who loves extra space. A versatile office space provides a peaceful retreat for work or creativity, while the open-concept living area is ideal for hosting guests. Located just moments from essential amenities and nestled next to a picturesque park, you'll enjoy easy access to shops, dining, and outdoor activities. Take in breathtaking mountain views and sunsets as you stroll by the serene pond. **\*\*photos are representative\*\*****

Inclusions:

**N/A**

Property Listed By:

**eXp Realty**

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

