

160 Wildrose Drive  
Strathmore, Alberta

MLS # A2243028

**\$649,500**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Wildflower                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 1,813 sq.ft.                                                             | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage                                    |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private, S |               |                   |

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|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                                                                                                       | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                                                                                                                            | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame                                                                                       | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                           | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bookcases, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Walk-In Closet(s) |                   |    |

**Inclusions:** Bike pulleys, blinds, curtains, living room 58" TV (swivel mount), master 50" TV (slide mount). bike pulleys in garage, living room TV swivel mount, master bedroom slide mount, heater in garage, security system items as follows: 1 security panel, 1 door camera, 1 smart thermostat, 1 garage door opener connected to security system, 2 Zwave light switches connected to security system, 2 cameras (1 back of house and 1 in front), 1 flood sensor, 2 glass break sensors ( 1in garage and 1 in kitchen), 1 internet switch (trendnet black in white in colour)

Welcome to Wildrose &dash; Where Comfort Meets Community. Tucked along the west edge of Strathmore, this immaculate 2-storey home offers the best of both worlds: peaceful, small-town living with quick and easy access to Calgary. Step outside into your beautifully landscaped, maintenance-free backyard, thoughtfully designed with four unique zones for entertaining or unwinding. Whether you're hosting friends on the spacious deck, relaxing by the dry stream bed, or enjoying quiet evenings in your private oasis, this yard feels like a retreat. Inside, the home strikes a perfect balance between modern style and everyday comfort. The open-concept main floor features luxury vinyl plank flooring, abundant natural light, and a gorgeous kitchen with granite countertops, a gas range, stainless steel appliances, shaker-style cabinetry, and a large island that's perfect for gathering. The living room centers around a cozy fireplace with custom built-ins&dash;ideal for books, art, or personal touches. A walk-through pantry adds functionality and connects directly to the heated, insulated double garage. The mudroom includes a built-in bench and cubbies to keep everything neat and organized. Upstairs, the bright bonus room is perfect for movie nights or a home office setup. You'll also find upper-floor laundry, a serene primary suite with a walk-in closet and 4-piece ensuite, plus two more bedrooms and another full bath. The fully finished basement adds even more space with a second family room, a fourth bedroom, another 4-piece bath, and ample storage&dash;including a well-kept utility room. Something to mention on this amazing home is the brand new roof and eavestrough a class 4 shingles which are engineered for severe weather such as hail impact! Located in Wildrose, a welcoming community where neighbours look out for one another, this home

offers comfort, functionality, and connection. Don't miss your chance to make it yours—reach out to your local real estate expert to book a private showing today!