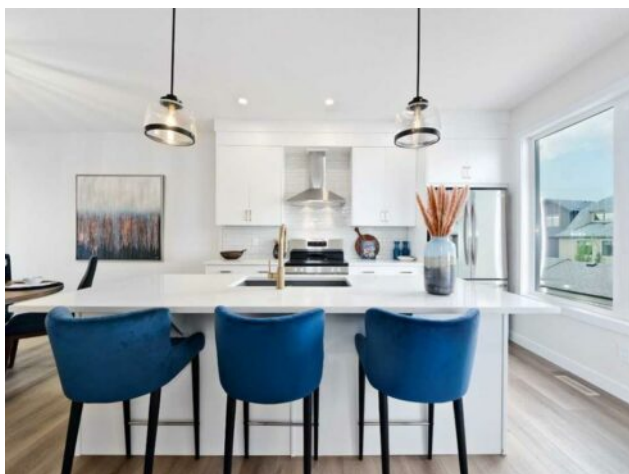


145 Wildrose Way SE
Calgary, Alberta

MLS # A2195485



\$562,200

Division:	Ricardo Ranch		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,720 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: -

Exterior: Cement Fiber Board, Vinyl Siding, Wood Frame

Zoning: TBD

Foundation: Poured Concrete

Utilities: -

Features: Double Vanity, Kitchen Island, Pantry, Smart Home

Inclusions: N/A

Welcome to this charming end-unit townhome, offering the perfect blend of light and space with east and west exposures. Inside, you'll find 3 spacious bedrooms and 2.5 baths, designed for comfort and convenience. The kitchen is ready for your personal touch, with a gas line already installed for your future gas range. There's also a gas line for your BBQ, ideal for enjoying outdoor meals. Located just a short walk from the park, this home provides easy access to green space and is close to all the amenities you need, including shopping, dining, and schools. With its fantastic layout and prime location, this home is a must-see! Quartz counters in the kitchen and all bathrooms. Luxury Vinyl Plank flooring throughout the main floor and all "wet" areas. Basement windows are wide enough to fit drywall through for future basement development. All ductwork is cleaned prior to moving in. Photos are representative.