

**117 Wildrose Way SE**  
**Calgary, Alberta**

**MLS # A2199430**



**\$559,900**

<b>Division:</b>	Ricardo Ranch		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,720 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Smart Home, Stone Counters		

<b>Inclusions:</b>	N/A
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Welcome to the Alicia! Designed with modern living in mind, this stunning home features an open and airy layout with high-end finishes throughout, including durable LVP flooring for easy maintenance and long-lasting beauty. Enjoy the convenience of a double attached garage, perfect for parking and additional storage. The home backs west, offering abundant sunlight throughout the afternoon and evening—ideal for outdoor relaxation on your private balcony and to take in the views and soak up the sun. Inside, the attention to detail is apparent, with sleek metal spindle railings and a gas line ready for your range and BBQ, making cooking and entertaining a breeze. Best of all, there are no condo fees, giving you the freedom of homeownership without the added cost. This brand new home offers the perfect blend of style, functionality, and convenience. Photos are representative.