

# \$749,900 - 1015 Thimbleberry Hill Sw, Airdrie

MLS® #A2207963

## \$749,900

3 Bedroom, 3.00 Bathroom, 2,203 sqft

Residential on 0.08 Acres

Sagewood, Airdrie, Alberta

Welcome to Wildflower by Minto Communities, Airdrie's first outdoor pool community. This stunning recently completed Marigold floorplan is ready for Quick Possession. Built by Minto, it features a beautiful open living space, lots of a natural light and an unspoiled basement with separate entrance for potential future development. With ample cabinetry, upgraded appliances and oversized island the Marigold 4 is perfect for large family gatherings. The main floor study is great for those remote work days and provides much needed flexibility. Upstairs you will find an oversized bonus carefully tucked away from the sleeping quarters. Continue up to 2 generous secondary bedrooms and upper floor laundry. The master with beautifully appointed ensuite featuring separate tub and tiled shower complete this home. Photos are representative.



Built in 2025

## Essential Information

MLS® #	A2207963
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,203
Acres	0.08

Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1015 Thimbleberry Hill Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B5M3

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Stall
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub, Walk-In Closet(s), Stone Counters, Recreation Facilities
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, No Neighbours Behind, Street Lighting, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
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Days on Market	2
Zoning	TBD
HOA Fees	1000
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Bode Platform Inc.

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