

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

MLS® #A2207963

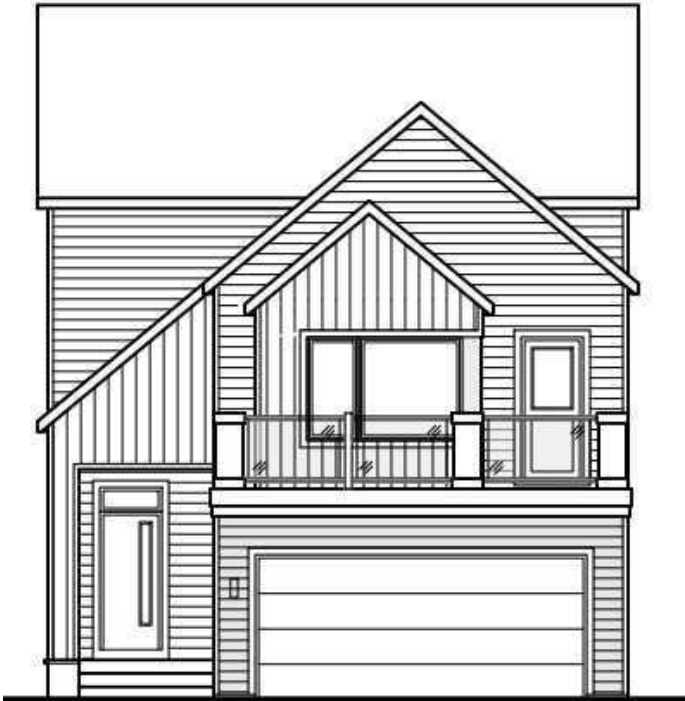
## \$749,900

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, Recreation Facilities, Separate Entrance, Walk-In Closet(s), Stone Counters, Soaking Tub |
| 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, Street Lighting, Close to Clubhouse, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Wood Siding, Cement Fiber Board                                      |
| Foundation        | Poured Concrete                                                      |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 2nd, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 32   |
| Zoning         | TBD  |
| HOA Fees       | 1000 |
| HOA Fees Freq. | ANN  |

**Listing Details**

Listing Office            Bode Platform Inc.

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