

255 Baneberry Way
Airdrie, Alberta

MLS # A2174761



\$744,900

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,033 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Other, Wood Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s)		

Inclusions: N/A

Step into a slice of suburban serenity with this splendid, newly constructed home nestled in a peaceful corner of a vibrant Airdrie neighborhood. Boasting three spacious bedrooms and two and a half well-appointed bathrooms, this house invites comfort and exudes modern elegance. As soon as you arrive, the large porch welcomes you, perfect for morning coffees or evening relaxation. The house is a corner lot, offering extra privacy and a generous yard, fully landscaped and ready for your personal touch. Outdoor enthusiasts will appreciate the proximity to Wildflower Pump Track, just a short stroll away, providing a natural retreat for those leisurely weekend activities. Inside, the charm continues with a fluid living space that includes a cozy gas firehouse, ideal for gathering around during chilly Canadian evenings. The primary bedroom, a sanctuary of its own, promises restful nights and rejuvenated mornings. Two additional bedrooms provide ample space for family or guests, each reflecting the high quality of build that characterizes this home. Car enthusiasts or those with storage needs will be thrilled by the double car garage, providing ample space for vehicles and more. Convenience is key, with nearby amenities such as W.H. Croxford High School and the M&M Food Market ensuring everything you need is within reach. Open house scheduled for a delightful showcase on October 26 and 27, from 01:00 PM to 03:00 PM. Prepare to be enchanted by a home that offers both style and substance, wrapped up in a community that's full of life and charm. This is not just a house; it's the gateway to your new life. Welcome home!