

**293 Baneberry Way SW**  
**Airdrie, Alberta**

**MLS # A2175841**



**\$669,990**

<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,949 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Stone Counters		

**Inclusions:** N/A

Stunning recently completed Marigold floorplan is ready for IMMEDIATE POSSESSION. Built by Minto, it features a beautiful open living space, lots of a natural light and an unspoiled walk out basement for future development. Wildflower residents can enjoy the community Hillside Hub amenity building featuring an outdoor pool and hot tub, as well as house a year-round sports court with various activity opportunities. The newly completed playground, pump truck, pickle ball court and sports court feature amenities your family can enjoy as soon as you move in. The community is just a 15-minute drive from Cross Iron Mills Mall and less than 25 minutes from YYC International Airport.