

313 Baneberry Way SW
Airdrie, Alberta

MLS # A2175939



\$729,900

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,958 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home		

Inclusions: Chimney hood fan

Welcome to this WALK-OUT Brand-new house available for quick possession at 313 Baneberry Way SW featuring "a Balcony with bonus area upstairs, highly upgrades house with 2 Tone-kitchen, 9ft ceiling in the basement with 3 egress windows for your future plans ! This brand new house offers a remarkable opportunity to make it your dream home. Boasting a modern design and an abundance of natural light, this property is a true gem that will captivate you from the moment you step inside. As you enter, you'll be greeted by the spacious open floor plan, complete with 9-foot ceilings on the main floor. The stylish 2-Tone kitchen features sleek quartz countertops, perfect for meal preparation or to host gatherings. The convenient kitchen island provides extra counter space and doubles as a breakfast bar. Huge Living room is spacious enough to hold bigger family gatherings. The dimmer pot lights in living room offer another add-on. Main floor half bathroom offers extra comfort. Upstairs you will discover a Master room with its own 5 piece en-suite and a walk-in closet, 2 other bedrooms with huge windows making rooms bright in daylight. One of many highlights is the balcony that opens from the bonus room giving open feel for you to enjoy a cup of coffee. Another full bathroom and laundry room add extra comfort. This futuristic energy efficient home is all equipped with 220 Volts in the double car garage for your E-Vehicle charging and also has conduits for future solar panels. Walk-out basement offers 9 feet ceiling height and 3 big windows with a sliding door that makes basement level very bright. This house is very conveniently located a few minutes drive away from elementary school, high school and major grocery stores. Visit today to experience the tranquility this home has to offer for you!