

**341 Baneberry Way SW**  
**Airdrie, Alberta**

**MLS # A2178286**



**\$709,000**

<b>Division:</b>	Wildflower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,959 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>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

**\*\*Stunning Modern Home with Walkout Basement and Expansive Backyard!\*\*** Welcome to your dream home! This brand new, modern masterpiece boasts an impressive double front garage and a walkout basement that seamlessly connects indoor elegance with outdoor tranquility. Nestled in a desirable neighborhood, this property is designed for both comfort and style, making it perfect for families or anyone seeking a contemporary lifestyle. Step inside to discover a spacious layout featuring three generously-sized bedrooms and two-and-a-half bathrooms. The heart of the home is the inviting open-concept living area, where natural light floods through large windows, enhancing the sleek design. The upgraded gold fixtures throughout add a touch of sophistication that sets this residence apart from the rest. Imagine hosting gatherings in your stylish kitchen with ample counter space, all while enjoying views of the city—a true oasis for relaxation or entertaining. The walkout basement offers endless possibilities: create your own entertainment haven or a personal gym, the choice is yours! A bonus room awaits you upstairs—ideal for a cozy family movie night or as a dedicated office space to meet today’s work-from-home needs. Each bedroom is thoughtfully designed with comfort in mind, providing private retreats at the end of each day. Don’t miss out on this exceptional opportunity to own a piece of modern luxury! Schedule your private tour today and experience firsthand what makes this home so special. Act quickly—properties like this don’t stay on the market long!