

325 Baneberry Way SW
Airdrie, Alberta

MLS # A2183838



\$709,900

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,971 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Level, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this brand-new, never-lived-in home in the newly developed Wildflower community of Airdrie. Offering 3 Bedrooms, a Bonus Room, and 2.5 Baths, this home spans nearly 2,000 sq ft of thoughtfully designed living space. The modern Kitchen features a center island, quartz countertops, and stainless steel appliances, making it an ideal space for cooking and entertaining. The Open-Concept Main Living Area includes a spacious Living Room and Dining Room, complemented by Air Conditioning, providing the perfect environment for relaxation and hosting guests. The Dining Room leads directly to the East-facing Deck, perfect for enjoying the morning sunshine. The Primary Bedroom is a true retreat, featuring a spacious walk-In closet and a luxurious 5pc Ensuite with a double vanity and quartz countertops. The two additional Bedrooms are generously sized, providing plenty of room for family or guests. The convenience of Upper Floor Laundry adds practicality to everyday living. The unfinished Walkout Basement, with a bathroom rough-in, offers great potential for future development of your needs, and the 9 ft ceilings enhance the space. Built with energy efficiency in mind, the home is prepared for solar panels and includes a rough-in for an EV charger in the Double Attached Garage. Located in the vibrant Wildflower community, residents have access to Airdrie's first outdoor pool, scenic walking trails, parks, and nearby schools. With easy access to Calgary and major roadways, this home offers the perfect combination of luxury, convenience, and family-friendly living. Front and backyard sodding will be completed in the Spring. Move in and enjoy, no need to wait for the construction period.