# \$674,900 - 305 Baneberry Way Sw, Airdrie

MLS® #A2198309

### \$674,900

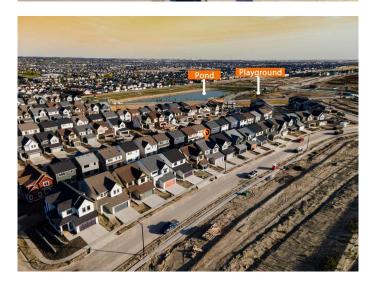
3 Bedroom, 3.00 Bathroom, 1,969 sqft Residential on 0.00 Acres

Wildflower, Airdrie, Alberta

Price REDUCED !!!! Welcome to this brand-new, move-in-ready home in the highly desirable Wildflower community of Airdrie. Boasting just under 2,000 sq ft of thoughtfully designed living space, this single-family detached home epitomizes modern living. Upon entering, you'll find a spacious kitchen featuring stainless steel appliances and an open-concept layout, ideal for both relaxation and entertaining. The home includes an unfinished walkout basement with 9 ft ceilings, offering extra room for future development or storage, ready for your creative touch. The main living area opens up to a lovely deck, perfect for enjoying summer evenings. This energy-efficient home is prepared for the future, equipped with a solar panel conduit, wireless electric switches for light fixtures, and an electric vehicle charger in the double attached garage. Upstairs, you'll discover three generous bedrooms, a bonus area, and laundry facilities. Situated in the vibrant Wildflower community, you'll enjoy access to Airdrie's first outdoor pool, scenic walking trails, parks, and nearby schools. With easy routes to Calgary and beyond, this home perfectly blends luxury with convenience for modern family living.







Built in 2024

#### **Essential Information**

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Price \$674,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,969

Acres 0.00

Year Built 2024

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 305 Baneberry Way Sw

Subdivision Wildflower

City Airdrie
County Airdrie
Province Alberta

Postal Code T4B 5R9

#### **Amenities**

Amenities Community Gardens, Playground, Recreation Facilities, Outdoor Pool

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz

Counters, Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Walk-Out

#### **Exterior**

Exterior Features Balcony, Playground, Private Entrance

Lot Description Back Yard, Street Lighting

Roof Asphalt Shingle

Construction Brick, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 1st, 2025

Days on Market 48

Zoning R-1

HOA Fees 500

HOA Fees Freq. ANN

## **Listing Details**

Listing Office PREP Realty

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