



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**170 BANEBERRY Way, Airdrie T4B5M2**

MLS® #: **A2122414**

Area: **Wildflower**

Listing Date: **04/13/24**

List Price: **\$725,000**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **1 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,924**  
Low Sqft:  
Ttl Sqft: **1,924**

DOM

**37**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **No Neighbours Behind, Other**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Electric, Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction:  
**Concrete, Other, Vinyl Siding**  
Flooring:  
**Carpet, Ceramic Tile, Vinyl**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**  
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 7`10"
Foyer	Main	6`2" x 7`5"
Mud Room	Main	8`5" x 5`10"
5pc Ensuite bath	Upper	7`7" x 12`0"
Bedroom	Upper	11`6" x 10`11"
Laundry	Upper	7`2" x 5`2"
Bedroom - Primary	Upper	12`11" x 13`1"

Room	Level	Dimensions
Dining Room	Main	9`3" x 13`0"
Living Room	Main	15`4" x 13`8"
4pc Bathroom	Upper	9`2" x 5`5"
Bedroom	Upper	11`7" x 10`0"
Family Room	Upper	13`0" x 12`2"
Walk-In Closet	Upper	5`7" x 8`0"

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**2312007**

**RC-1**

Remarks

Pub Rmks:

**Welcome to the brand new community of wildflower. Brand new 3 bedroom detached single family. Open floor plan, modern kitchen. 3 good size bedrooms with bonus area. Have morning tea on the deck outside with full city view. You will love the front balcony. WALKOUT BASEMENT awaits your final touch. partially fenced, MUST SEE!!**

Inclusions:

**N/A**

Property Listed By:

**MaxWell Central**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







