



THE
A-TEAM

**RE/MAX
FIRST**

325 BANE BERRY Way, Airdrie T4B 5S1

MLS® #: **A2167264** Area: **Wildflower** Listing Date: **09/20/24** List Price: **\$734,999**
 Status: **Active** County: **Airdrie** Change: **-\$14k, 25-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,969**
 Lot Information Low Sqft:
 Lot Sz Ar: **1 sqft** Ttl Sqft: **1,969**
 Lot Shape:

DOM

61
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Level, See Remarks**
 Park Feat: **Double Garage Attached, Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding**
 Heating: **Forced Air** Flooring: **Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator**
 Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`7" x 7`5"	2pc Bathroom	Main	3`0" x 7`9"
Mud Room	Main	5`9" x 8`5"	Kitchen With Eating Area	Main	14`9" x 13`7"
Dining Room	Main	12`8" x 11`3"	Living Room	Main	12`8" x 13`9"
Family Room	Upper	13`2" x 12`11"	Bedroom	Upper	11`5" x 9`11"
Bedroom	Upper	9`11" x 11`5"	4pc Bathroom	Upper	9`1" x 5`7"
Laundry	Upper	7`2" x 5`2"	Bedroom - Primary	Upper	13`1" x 13`2"
Walk-In Closet	Upper	7`11" x 5`4"	4pc Ensuite bath	Upper	5`9" x 12`0"

Storage **Basement** **23` 8" x 30` 4"** Legal/Tax/Financial

Title: Zoning: **R1**
Fee Simple
Legal Desc: **2410736** Remarks

Pub Rmks: **Welcome to this brand-new, move-in-ready home in the highly sought-after Wildflower community of Airdrie. With just under 2,000 sq ft of thoughtfully designed living space, this single-family detached home offers modern living at its finest. Step inside to discover a spacious kitchen with stainless steel appliances, air conditioning, and an open-concept layout, perfect for both relaxation and entertaining. The home features a walkout basement with 9 ft ceilings, providing additional space for future development or storage. The main living area opens onto a beautiful deck, ideal for enjoying summer evenings. This energy-efficient home is future-ready, equipped with a solar panel conduit and rough-in for an electric vehicle charger in the double attached garage. Located in the vibrant Wildflower community, you'll have access to Airdrie's first outdoor pool, scenic walking trails, parks, and nearby schools. With easy access to Calgary and major routes, this home perfectly balances luxury and convenience for modern family living.**

Inclusions: **na**
Property Listed By: **eXp Realty**

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









