



THE
A-TEAM

**RE/MAX
FIRST**

321 BANE BERRY Way, Airdrie T4B 5R9

MLS® #: **A2170165**

Area: **Wildflower**

Listing Date: **10/02/24**

List Price: **\$715,000**

Status: **Active**

County: **Airdrie**

Change: **-\$9k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,200 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,646**
Low Sqft:
Ttl Sqft: **1,646**

DOM

49
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard
Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,In Garage Electric Vehicle Charging Station(See Remarks)

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Cement Fiber Board**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Smart Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`1" x 13`1"
Dining Room	Main	12`8" x 12`1"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Second	10`1" x 10`2"
Walk-In Closet	Second	10`8" x 5`9"
4pc Bathroom	Second	0`0" x 0`0"
Family Room	Basement	12`1" x 16`1"

Room	Level	Dimensions
Living Room	Main	10`4" x 12`1"
Kitchen	Main	12`7" x 10`0"
Bedroom - Primary	Second	11`11" x 12`2"
Bedroom	Second	10`0" x 10`2"
Laundry	Second	6`1" x 6`2"
5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Basement	8`10" x 13`3"

4pc Bathroom

Basement

0`0" x 0`0"

Furnace/Utility Room
Legal/Tax/Financial

Basement

14`7" x 18`11"

Title:
Fee Simple
Legal Desc:

2410736

Zoning:
R1

Remarks

Pub Rmks: **Discover this stunning brand-new Minto smart home in the new, vibrant community of Wildflower, Airdrie! This pristine, never-lived-in property offers a thoughtfully designed, contemporary layout with NUMEROUS UPGRADES AND FINISHES that truly set it apart. The modern interior features premium luxury vinyl flooring, sleek black hardware, and abundant LED pot lighting throughout. The FINISHED WALK-OUT BASEMENT expands your living space, complete with a spacious family room, a fourth bedroom, and a third full bathroom—perfect for guests or growing families. The EXTRA LARGE double, attached garage offers exceptional versatility, with space for two cars, additional motorcycles, or even a small workshop. This home is far from ordinary. It's an extraordinary find that promises a wonderful lifestyle for you and your family. Come and see how this home is the perfect fit for you!**

Inclusions:
Property Listed By: **N/A
Royal LePage Benchmark**

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

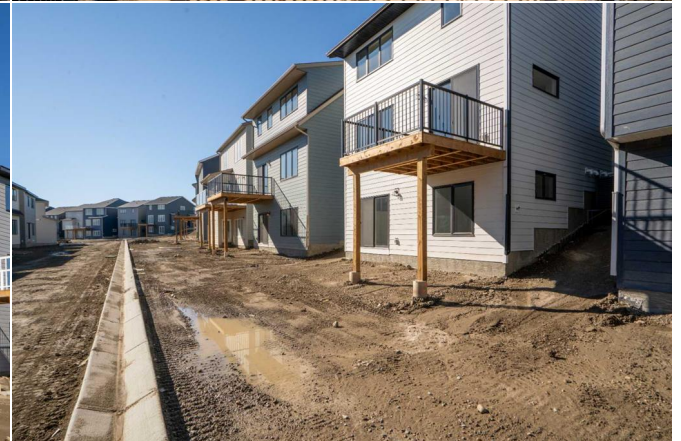












321 Baneberry Wy SW, Airdrie, AB

Main Floor Exterior Area 793.00 sq ft
Excluded Area 465.20 sq ft



PREPARED: 2024/1561



White regions are excluded from total floor area in OASIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

321 Baneberry Wy SW, Airdrie, AB

2nd Floor Exterior Area 919.34 sq ft



PREPARED: 2024/1561



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321 Baneberry Wy SW, Airdrie, AB

Basement (Below Grade) Exterior Area 980.63 sq ft



PREPARED: 2024/1561



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