



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**305 BANE BERRY Way, Airdrie T4B 5R9**

MLS®#: **A2170542**      Area: **Wildflower**      Listing Date: **10/04/24**      List Price: **\$724,900**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,969**  
 Low Sqft:  
 Ttl Sqft: **1,969**

DOM

**47**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard, Street Lighting**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Granite, Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony, Playground, Private Entrance**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Refrigerator, Washer/Dryer**  
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	13`1" x 13`2"	Bedroom	Upper	9`11" x 11`6"
Bedroom	Upper	10`10" x 11`5"	Bonus Room	Upper	11`11" x 13`2"
5pc Ensuite bath	Upper	2`1" x 7`7"	4pc Bathroom	Upper	5`7" x 9`1"
2pc Bathroom	Main	7`10" x 3`0"	Living Room	Main	12`11" x 16`9"
Dining Room	Main	12`11" x 8`3"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2410736**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**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.**

Inclusions:  
Property Listed By:

**Chimney hood fan, Built-in-microwave  
PREP Realty**

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











