



THE
A-TEAM

**RE/MAX
FIRST**

255 BANE BERRY WAY , Airdrie T4B 5R9

MLS® #: **A2174761**

Area: **Wildflower**

Listing Date: **10/23/24**

List Price: **\$730,000**

Status: **Active**

County: **Airdrie**

Change: **-\$15k, 14-Dec**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,909 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,032**

Low Sqft:

Ttl Sqft: **2,032**

DOM

59

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Landscaped,Level**
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other,Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Smart Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 13`4"	Dining Room	Main	12`7" x 11`0"
Kitchen	Main	13`7" x 8`11"	2pc Bathroom	Main	5`2" x 6`1"
Bedroom	Upper	12`2" x 12`10"	Bedroom	Upper	10`2" x 10`11"
4pc Bathroom	Upper	5`6" x 8`8"	Family Room	Upper	12`1" x 13`9"
Laundry	Upper	11`4" x 7`10"	Bedroom - Primary	Upper	13`1" x 14`4"
5pc Ensuite bath	Upper	5`6" x 12`5"	Pantry	Main	5`4" x 7`0"
Mud Room	Main	7`5" x 6`2"	Walk-In Closet	Upper	6`8" x 12`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

2410736

Remarks

Pub Rmks: **Step into a slice of suburban serenity with this splendid, newly constructed home nestled in a peaceful corner of a vibrant Airdrie neighborhood. Boasting three spacious bedrooms and two and a half well-appointed bathrooms, this house invites comfort and exudes modern elegance. As soon as you arrive, the large porch welcomes you, perfect for morning coffees or evening relaxation. The house is a corner lot, offering extra privacy and a generous yard, fully landscaped and ready for your personal touch. Outdoor enthusiasts will appreciate the proximity to Wildflower Pump Track, just a short stroll away, providing a natural retreat for those leisurely weekend activities. Inside, the charm continues with a fluid living space that includes a cozy gas firehouse, ideal for gathering around during chilly Canadian evenings. The primary bedroom, a sanctuary of its own, promises restful nights and rejuvenated mornings. Two additional bedrooms provide ample space for family or guests, each reflecting the high quality of build that characterizes this home. Car enthusiasts or those with storage needs will be thrilled by the double car garage, providing ample space for vehicles and more. Convenience is key, with nearby amenities such as W.H. Croxford High School and the M&M Food Market ensuring everything you need is within reach. Open house scheduled for a delightful showcase on October 26 and 27, from 01:00 PM to 03:00 PM. Prepare to be enchanted by a home that offers both style and substance, wrapped up in a community that's full of life and charm. This is not just a house; it's the gateway to your new life. Welcome home!**

Inclusions:
Property Listed By: **N/A**
RE/MAX iRealty Innovations

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













