



THE
A-TEAM

**RE/MAX
FIRST**

293 BANE BERRY Way, Airdrie T4B0B7

MLS® #: **A2175841** Area: **Wildflower** Listing Date: **10/28/24** List Price: **\$669,990**
 Status: **Pending** County: **Airdrie** Change: **-\$30k, 07-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,949**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,509 sqft** Ttl Sqft: **1,949**
 Lot Shape:

DOM

24
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Creek/River/Stream/Pond**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board, Wood Frame**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Kitchen Island, Open Floorplan, Stone Counters**
 Utilities:

Room Information

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

Title:
Fee Simple

Zoning:
TBD

Legal Desc: **2410736**

Remarks

Pub Rmks: **Stunning recently completed Marigold floorplan is ready for IMMEDIATE POSSESSION. Built by Minto, it features a beautiful open living space, lots of a natural light and an unspoiled walk out basement for future development. Wildflower residents can enjoy the community Hillside Hub amenity building featuring an outdoor pool and hot tub, as well as house a year-round sports court with various activity opportunities. The newly completed playground, pump truck, pickle ball court and sports court feature amenities your family can enjoy as soon as you move in. The community is just a 15-minute drive from Cross Iron Mills Mall and less than 25 minutes from YYC International Airport.**

Inclusions:
Property Listed By: **N/A**
Bode

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













