



THE
A-TEAM

**RE/MAX
FIRST**

313 BANEHERRY Way, Airdrie T4B 5R9

MLS® #: **A2175939**

Area: **Wildflower**

Listing Date: **10/30/24**

List Price: **\$729,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,600 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,958**

Low Sqft:

Ttl Sqft: **1,958**

DOM

22

Layout

Beds: **3 (3)**

Baths: **2.0 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Landscaped,Rectangular Lot

220 Volt Wiring,Double Garage Attached,Driveway

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air**
Sewer:
Ext Feat: **Balcony,Garden,Playground**

Construction: **Composite Siding,Concrete,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Smart Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	13`1" x 13`0"	Bedroom	Second	11`5" x 9`11"
Bedroom	Second	11`5" x 10`10"	Bonus Room	Second	13`1" x 11`11"
5pc Ensuite bath	Second	11`5" x 10`5"	4pc Bathroom	Second	9`0" x 5`7"
2pc Bathroom	Main				

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

2410736**R-1**

Remarks

Pub Rmks:

Welcome to this WALK-OUT Brand-new house available for quick possession at 313 Baneberry Way SW featuring "a Balcony with bonus area upstairs, highly upgrades house with 2 Tone-kitchen, 9ft ceiling in the basement with 3 egress windows for your future plans ! This brand new house offers a remarkable opportunity to make it your dream home. Boasting a modern design and an abundance of natural light, this property is a true gem that will captivate you from the moment you step inside. As you enter, you'll be greeted by the spacious open floor plan, complete with 9-foot ceilings on the main floor. The stylish 2-Tone kitchen features sleek quartz countertops, perfect for meal preparation or to host gatherings. The convenient kitchen island provides extra counter space and doubles as a breakfast bar. Huge Living room is spacious enough to hold bigger family gatherings. The dimmer pot lights in living room offer another add-on. Main floor half bathroom offers extra comfort. Upstairs you will discover a Master room with its own 5 piece en-suite and a walk-in closet, 2 other bedrooms with huge windows making rooms bright in daylight. One of many highlights is the balcony that opens from the bonus room giving open feel for you to enjoy a cup of coffee. Another full bathroom and laundry room add extra comfort. This futuristic energy efficient home is all equipped with 220 Volts in the double car garage for your E-Vehicle charging and also has conduits for future solar panels. Walk-out basement offers 9 feet ceiling height and 3 big windows with a sliding door that makes basement level very bright. This house is very conveniently located a few minutes drive away from elementary school, high school and major grocery stores. Visit today to experience the tranquility this home has to offer for you!

Inclusions:

Property Listed By:

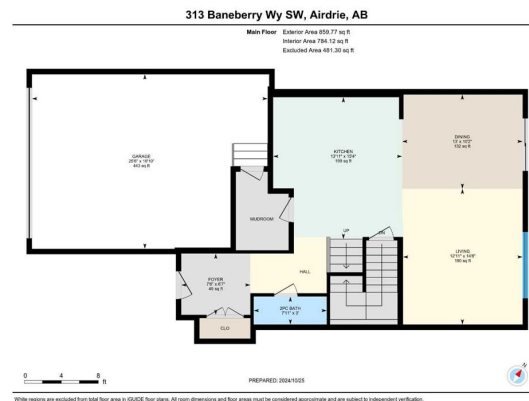
Chimney hood fan**PREP Realty****TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



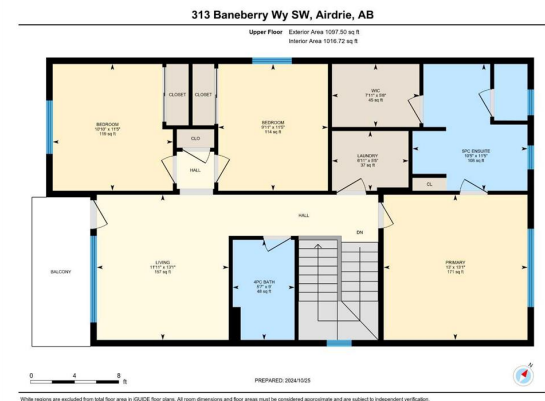








White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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