



THE
A-TEAM

**RE/MAX
FIRST**

313 BANE BERRY 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** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,958**
 Lot Sz Ar: **3,600 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,958**

Access:
 Lot Feat: **Landscaped, Rectangular Lot**
 Park Feat: **220 Volt Wiring, Double Garage Attached, Driveway**

DOM

52
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding, Concrete, Wood Frame**
 Heating: **Central, Forced Air** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony, Garden, Playground** 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

Room	Level	Dimensions	Room	Level	Dimensions
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











