

313 BANEBERRY Way, Airdrie T4B 5R9

MLS®#:	A2175939	Area:	Wildflower	Listing Date:	10/30/24		List Price:	\$729,900			
Status:	Active	County:	Airdrie	Change:	None		Associatio	n: Fort McMurray			
				General Info Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:		Residential Detached Airdrie 2024 3,600 sqft Landscape 220 Volt W	d,Rectang	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft: ular Lot ole Garage Attached,	1,958 1,958 Driveway	DOM 52 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	3 (3) 2.0 (2 1) 2 Storey 4 2

Utilities and Features

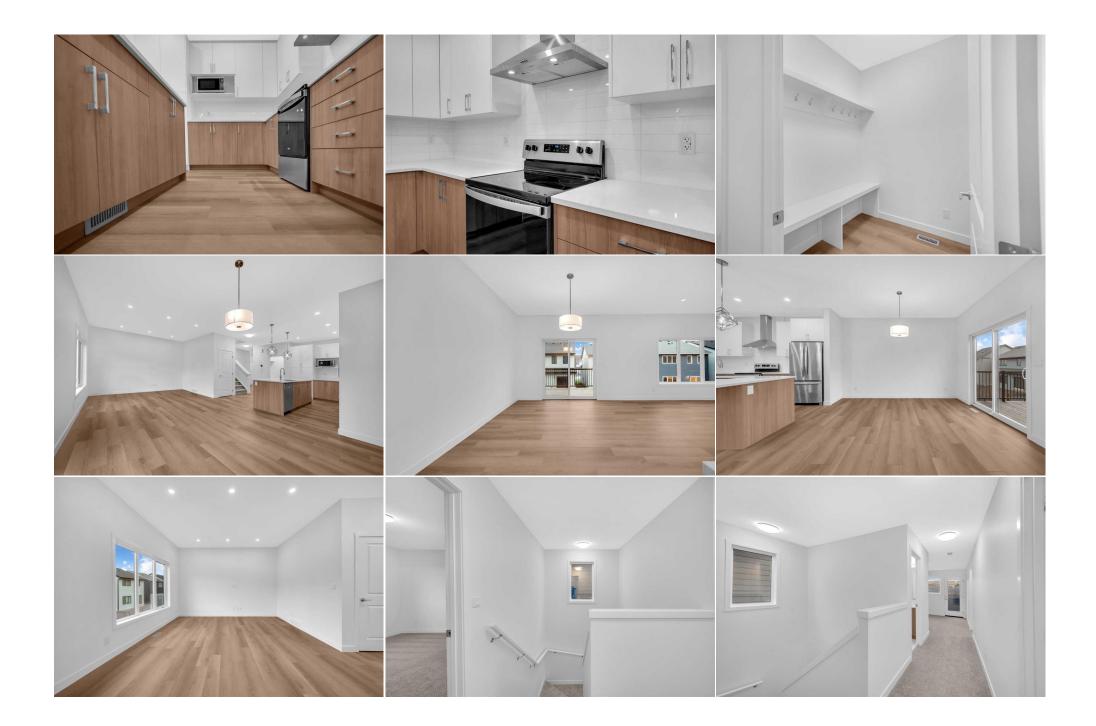
Roof:	Asphalt Shingle		Construction:	Construction:								
Heating:	Central,Forced Air			Composite Siding,Concrete,Wood Frame Flooring: Carpet,Ceramic Tile,Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete								
Sewer:			Flooring:									
Ext Feat:	Balcony,Garden,Playground		Carpet,Ceramic Tile,Vi									
			Water Source:									
			Fnd/Bsmt:									
			Poured Concrete									
Kitchen Appl:	Dishwasher,Dryer,El	Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer										
Int Feat:	High Ceilings,Kitche	High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Smart Home										
Utilities:												
			Room Information									
Room	Level	Dimensions	<u>Room</u>	Level	<u>Dimensions</u>							
Bedroom - Prin	nary 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 ba	th Second	11`5" x 10`5"	4pc Bathroom	Second	9`0" x 5`7"							
2pc Bathroom	Main											
			Legal/Tax/Financial									
			Legal, rax, rinanciai									

Fee Simple	R-1
Legal Desc:	2410736
	Remarks
Pub Rmks: Inclusions: Property Listed By:	Welcome to this WALK-OUT Brand-new house avaialble for quick possession at 313 Baneberry Way SW featuring "a Balcony with bonus area upstairs, highly upgrades house with 2 Tone-kitchen, 9ft celing 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! Chimney hood fan PREP Realty

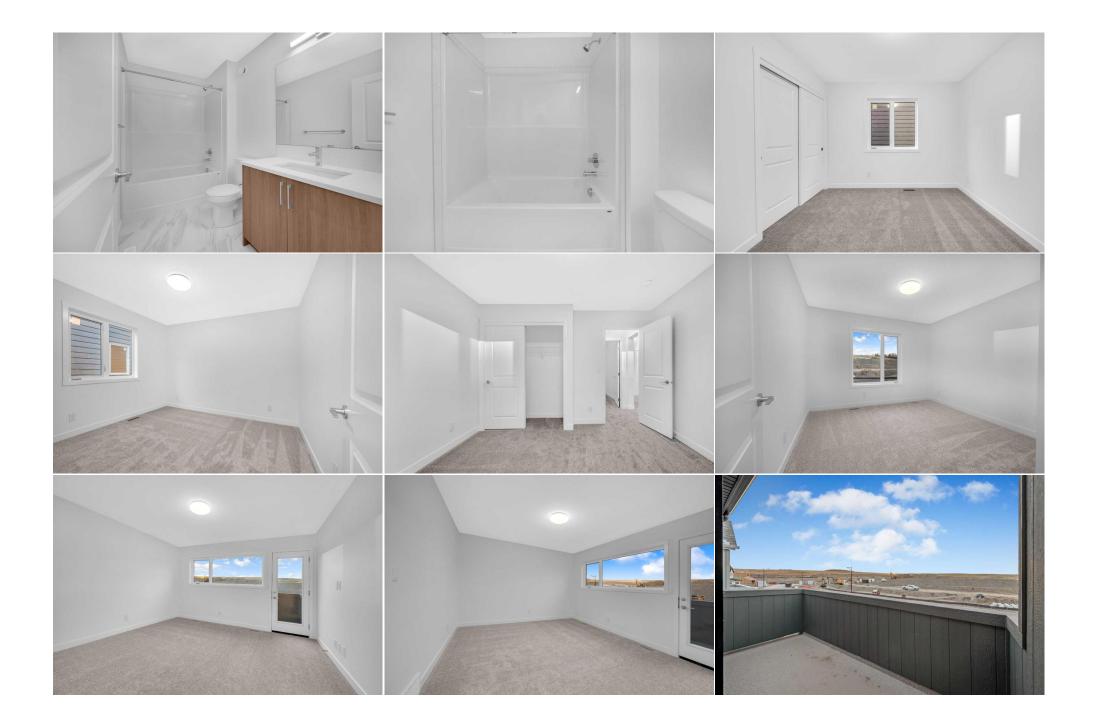
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















313 Baneberry Wy SW, Airdrie, AB

