



THE
A-TEAM

**RE/MAX
FIRST**

341 BANEBERRY Way, Airdrie T4B 5S1

MLS®#: **A2178286** Area: **Wildflower** Listing Date: **11/09/24** List Price: **\$709,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,959**
 Low Sqft:
 Ttl Sqft: **1,959**

DOM

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

Parking

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

Access:
 Lot Feat: **Back Yard, Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`11" x 13`0"	Kitchen	Main	14`2" x 15`1"
Dining Room	Main	10`5" x 12`11"	Mud Room	Main	8`5" x 5`8"
2pc Bathroom	Main	7`9" x 3`0"	Entrance	Main	7`6" x 6`8"
Bedroom - Primary	Upper	13`1" x 13`2"	Walk-In Closet	Upper	7`11" x 5`8"
5pc Ensuite bath	Upper	11`5" x 9`3"	Bedroom	Upper	9`11" x 11`5"
Bedroom	Upper	10`1" x 11`5"	Laundry	Upper	6`9" x 5`5"
4pc Bathroom	Upper	9`2" x 5`7"	Bonus Room	Upper	13`2" x 11`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

2410736

Remarks

Pub Rmks: ****Stunning Modern Home with Walkout Basement and Expansive Backyard!** Welcome to your dream home! This brand new, modern masterpiece boasts an impressive double front garage and a walkout basement that seamlessly connects indoor elegance with outdoor tranquility. Nestled in a desirable neighborhood, this property is designed for both comfort and style, making it perfect for families or anyone seeking a contemporary lifestyle. Step inside to discover a spacious layout featuring three generously-sized bedrooms and two-and-a-half bathrooms. The heart of the home is the inviting open-concept living area, where natural light floods through large windows, enhancing the sleek design. The upgraded gold fixtures throughout add a touch of sophistication that sets this residence apart from the rest. Imagine hosting gatherings in your stylish kitchen with ample counter space, all while enjoying views of the city—a true oasis for relaxation or entertaining. The walkout basement offers endless possibilities: create your own entertainment haven or a personal gym, the choice is yours! A bonus room awaits you upstairs—ideal for a cozy family movie night or as a dedicated office space to meet today’s work-from-home needs. Each bedroom is thoughtfully designed with comfort in mind, providing private retreats at the end of each day. Don’t miss out on this exceptional opportunity to own a piece of modern luxury! Schedule your private tour today and experience firsthand what makes this home so special. Act quickly—properties like this don’t stay on the market long!**

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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









