



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**337 BANE BERRY WAY , Airdrie T4B 5M3**

MLS® #: **A2178397**

Area: **Wildflower**

Listing Date: **03/13/25**

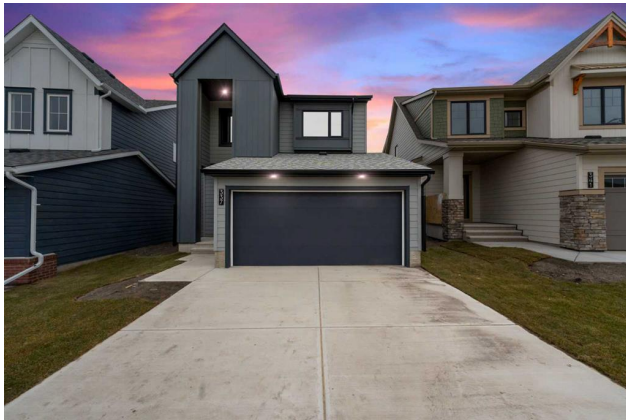
List Price: **\$656,900**

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: **3,756 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,649**

Low Sqft:

Ttl Sqft: **1,649**

DOM

**41**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

**Wood Frame, Wood Siding**

Flooring:

**Ceramic Tile, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**

Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`9"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>10`6" x 9`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 11`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**

Zoning:  
**R-1**

Legal Desc:

2410736

Remarks

Pub Rmks:

**OPEN HOUSE APR 19, 1-3PM Welcome to Wildflower - Airdrie's Most Exciting New Community! Family-friendly with scenic walking trails & expansive green spaces The ONLY community in Airdrie with outdoor swimming features, a year-round hot tub & a cozy fire pit (coming soon!) Close to top-rated schools, shopping, and major routes for ultimate convenience Property Highlights: -3 Bed | 2.5 Bath | Attached Double Car Garage - 9-ft Ceilings on Main Floor & Basement - Spacious & airy feel - Sleek Two-Tone Kitchen - Stylish & upgraded for a modern touch -Walkout Basement with Extra Windows and upgraded big door - Bright & open space - High Main Entry Door & Basement Entry Windows - Elegant & grand - Extra Pot Lights & Contemporary Upgraded Finishes - Move-in ready luxury - Premium Hardie Board Exterior - No worries about hail damage! - Built by Minto - Known for Quality & Cutting-Edge Technology! - This home is loaded with upgrades you'll appreciate for years to come! -Energy-efficient with stainless steel appliances & smart enhancements Come see this exceptional home & experience the Wildflower lifestyle firsthand! Call today to book your private viewing**

Inclusions:

NONE

Property Listed By:

CIR Realty

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

