



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**349 BANEBERRY Way, Airdrie T4B0B7**

MLS®#: **A2181611**      Area: **Bayview**      Listing Date: **11/29/24**      List Price: **\$825,577**  
 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: **2025**      Abv Sqft: **2,535**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,797 sqft**      Ttl Sqft: **2,535**  
 Lot Shape:

DOM

**54**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Close to Clubhouse**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Cement Fiber Board,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**  
 Int Feat: **Double Vanity,Open Floorplan,Stone Counters,Walk-In Closet(s)**  
 Utilities:

Room Information




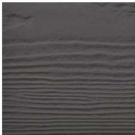




<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Exterior Colour Packages  
**COLOUR PACKAGE 5**  
 TRADITIONAL FARMHOUSE



<p><b>ROOFING</b> Asphalt in Driftwood</p> 	<p><b>MASONRY</b> Brick in Harbourtown</p> 	<p><b>TRIM</b> Purity</p> 
<p><b>MAIN COLOUR</b> Slate Espresso</p> 	<p><b>ACCENT COLOUR</b> Goldstone</p> 	<p><b>DOORS</b> Stone's Throw</p> 
		<p><b>WINDOWS</b> Black</p> 
		<p><b>METAL</b> Coffee Brown</p> 

NOTE: COLOURS AND FINISHES ARE SUBJECT TO CHANGE AND VARIATION FROM ORIGINAL REPRESENTATION. MATERIAL, METHOD AND TIME FROM ORIGINAL REPRESENTATION IS NOT GUARANTEED.

