

349 BANEBERRY Way, Airdrie T4B0B7

A2181611 **Bayview** Listing 11/29/24 List Price: **\$825,577** MLS®#: Area: Date:

Status: Active County: Airdrie Change: None Association: Fort McMurray



General Information

Residential Prop Type: Sub Type: Detached

City/Town: **Airdrie** Finished Floor Area Year Built: 2025 Abv Saft: **Lot Information** Low Sqft:

Lot Sz Ar: Ttl Sqft: 4,797 sqft 2,535

Lot Shape:

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: None **Brick, Cement Fiber Board, Wood Frame**

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2,535

4 (4)

4

2

3.0 (3 0)

2 Storey

54

Flooring:

Carpet, Ceramic Tile, Vinyl Plank

Water Source: 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

Room Level **Dimensions** Room Level **Dimensions**

5pc Ensuite bath 0'0" x 0'0" **Bedroom - Primary** Upper 15`7" x 15`0" Upper 4pc Bathroom Upper 0'0" x 0'0" Bedroom Upper 13`8" x 15`0" Bedroom Upper 13`0" x 13`0" **Bonus Room** Upper 15`7" x 15`0" Bedroom Main 10`10" x 10`0" **Living Room** Main 15`11" x 15`0" **Dining Room** Main 15`0" x 22`5" 4pc Bathroom Main

Legal/Tax/Financial

Title: Zoning: Fee Simple NA

Legal Desc: NA

Remarks

From its striking Traditional Farmhouse exterior to its thoughtfully designed interior the Lily 4 is 2449SQFT featuring 3 Oversized Bedrooms and a Bonus Room on the second floor in addition to a Full Bedroom and Bathroom on the main. The beautiful open main floor plan has a wonderfully sized kitchen with abundant cabinetry and leads out to a generous 150SQFT Walkout Deck. Other features include full interior railing and fireplace. **Photos are representative**. Residents can enjoy being within 5 km of picturesque walking trails and Airdrie's first outdoor pool. Additionally, a year-round sports court offers various activity opportunities.

The community is just a 15-minute drive from Cross Iron Mills Mall and less than 25 minutes from YYC International Airport. Photos are representative.

Inclusions: walkout deck

Property Listed By: **Bode**

Pub Rmks:

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



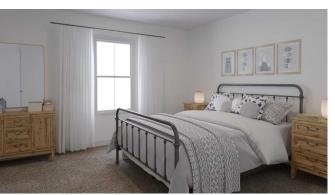


Exterior Colour Packages COLOUR PACKAGE 5 TRADITIONAL FARMHOUSE









MATE COLOUR AND FINISHS ARE EMPIRED TO COLOUR FOR CHESTION FROM CONTROL GUIDFLINES.