

## 305 BANEBERRY Way, Airdrie T4B 5R9

MLS®#:	A2183509	Area:	Wildflower	Listing Date:	12/14/24	List Price: <b>\$689,900</b>
Status:	Active	County:	Airdrie	Change:	-\$10k, 19-Jan	Association: Fort McMurray



Seneral Information				DOM	
rop Type:	Residential			38	
ub Type:	Detached			Layout	
City/Town:	Airdrie	Finished Floor Area		Beds:	3 (3 )
'ear Built:	2024	Abv Sqft:	1,969	Baths:	2.5 (2 1)
ot Information		Low Sqft:		Style:	2 Storey
ot Sz Ar:	1 sqft	Ttl Sqft:	1,969		
ot Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
ccess:				5	
ot Feat:	eat: Back Yard,Street Lighting				
ark Feat:	Double Garage A				
	5				

Utilities and Features

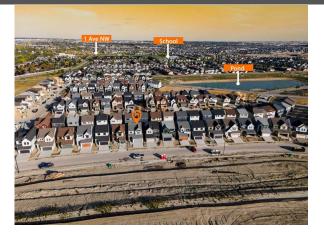
Roof: Heating: Sewer:	Asphalt Shingle Forced Air,Natural Gas		Construction: <b>Brick,Wood Frame</b> Flooring:	Brick,Wood Frame				
Ext Feat: Balcony,Playground,Private Entrance			Granite, Tile, Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete					
Int Feat: Utilities:	Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s) Room Information							
Room Bedroom - Prin Bedroom 5pc Ensuite ba 2pc Bathroom Dining Room	Upper	Dimensions 13`1" x 13`2" 10`10" x 11`5" 2`1" x 7`7" 7`10" x 3`0" 12`11" x 8`3"	Room Bedroom Bonus Room 4pc Bathroom Living Room	Level Upper Upper Upper Main	Dimensions 9`11" x 11`6" 11`11" x 13`2" 5`7" x 9`1" 12`11" x 16`9"			
			Legal/Tax/Financial					

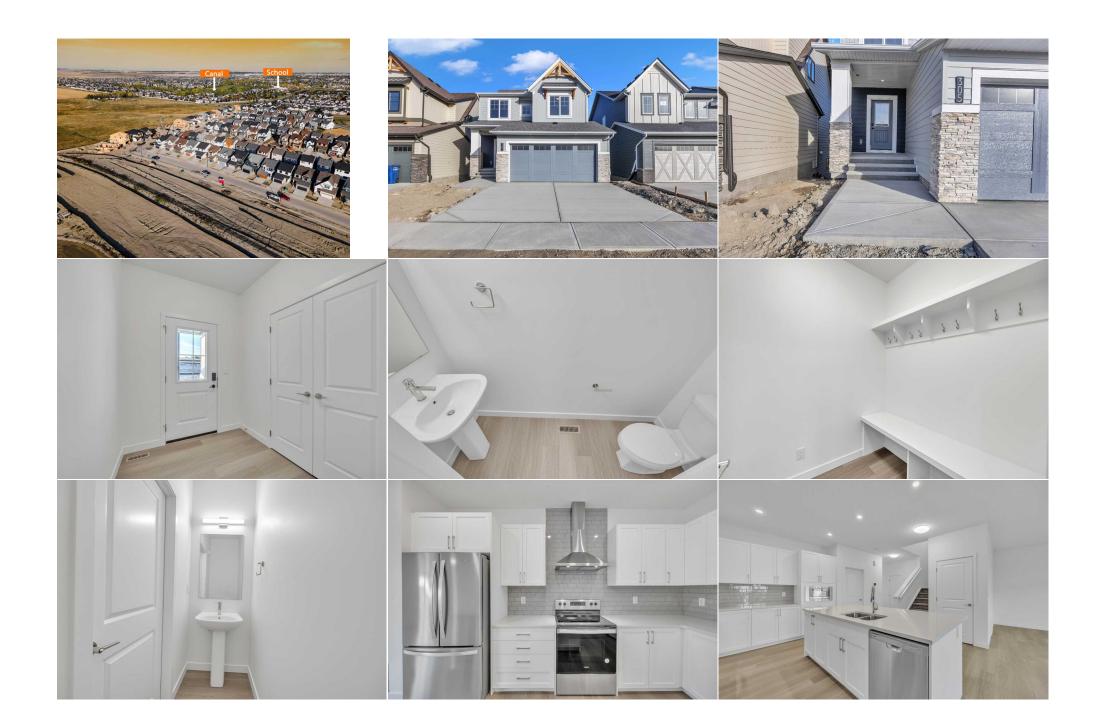
Title: <b>Fee Simple</b> Legal Desc:	Zoning: R-1 2410736
-	Remarks
Pub Rmks: Inclusions: Property Listed By:	Welcome to this brand-new, move-in-ready home in the highly desirable Wildflower community of Airdrie. Boasting just under 2,000 sq ft of thoughtfully designed living space, this single-family detached home epitomizes modern living. Upon entering, you'll find a spacious kitchen featuring stainless steel appliances and an open-concept layout, ideal for both relaxation and entertaining. The home includes an unfinished walkout basement with 9 ft ceilings, offering extra room for future development or storage, ready for your creative touch. The main living area opens up to a lovely deck, perfect for enjoying summer evenings. This energy-efficient home is prepared for the future, equipped with a solar panel conduit, wireless electric switches for light fixtures, and an electric vehicle charger in the double attached garage. Upstairs, you'll discover three generous bedrooms, a bonus area, and laundry facilities. Situated in the vibrant Wildflower community, you'll enjoy access to Airdrie's first outdoor pool, scenic walking trails, parks, and nearby schools. With easy routes to Calgary and beyond, this home perfectly blends luxury with convenience for modern family living. NA PREP Realty

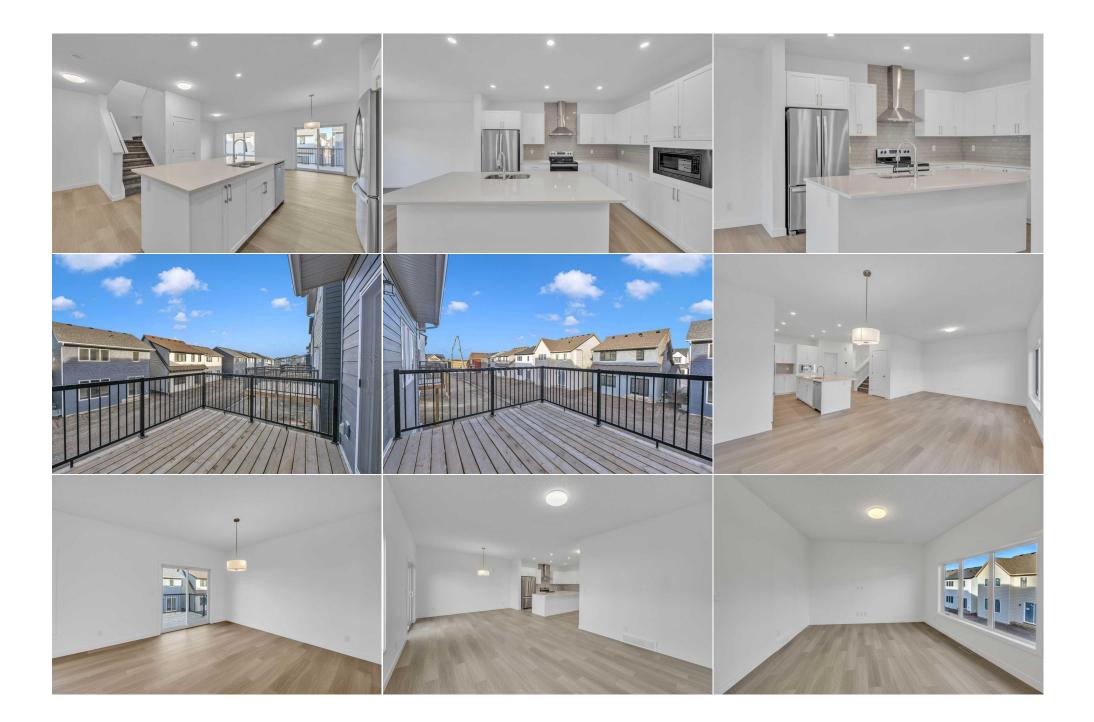


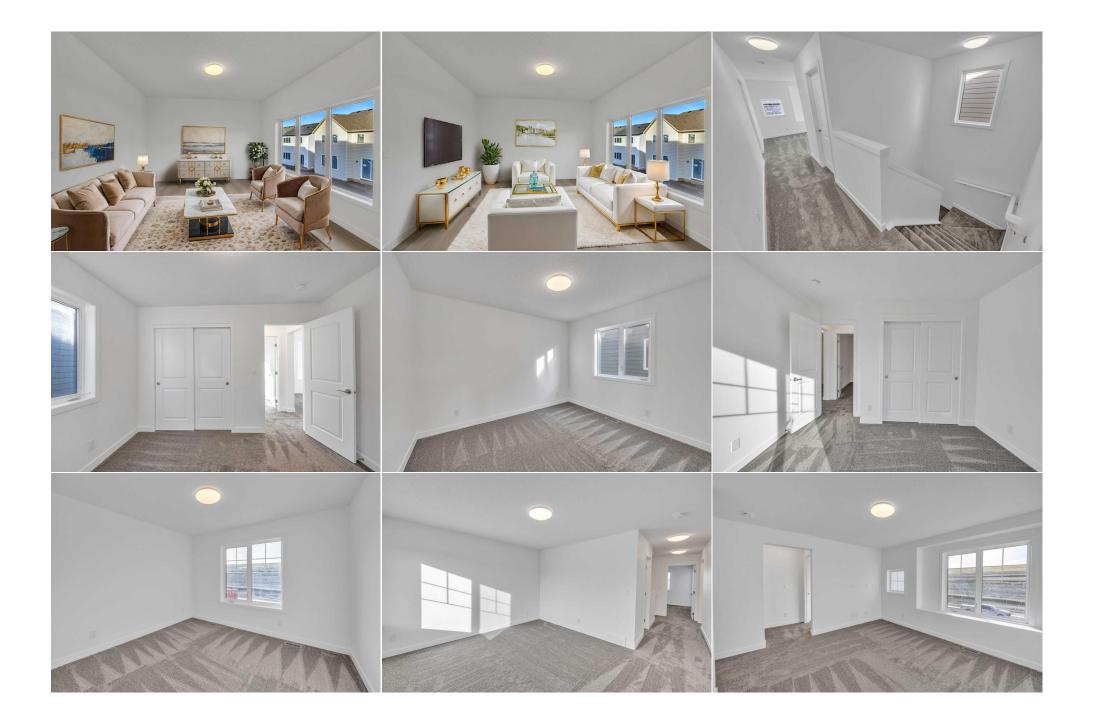
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

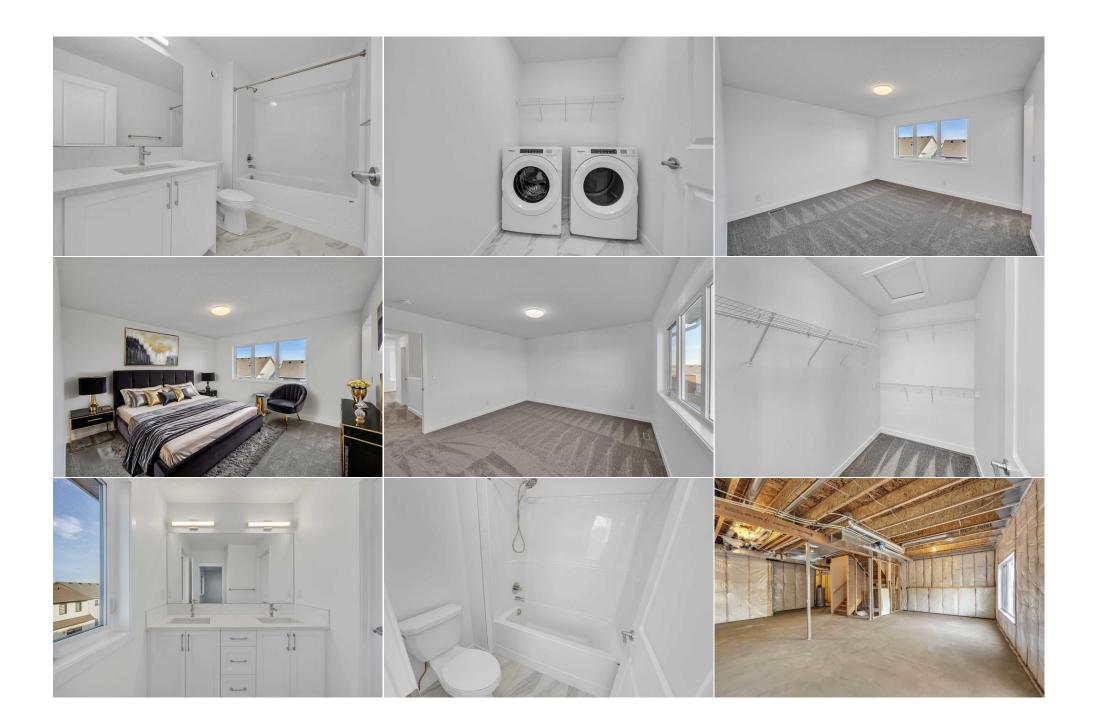




















305 Baneberry Wy SW, Airdrie, AB Main Florr Exterior Area 200.35 sq.1 Indeor Area 787.39 sq.1 Exclude Area 404.35 sq.1



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