



THE
A-TEAM

**RE/MAX
FIRST**

325 BANE BERRY Way, Airdrie T4B 5S1

MLS®#: **A2183838**

Area: **Wildflower**

Listing Date: **12/18/24**

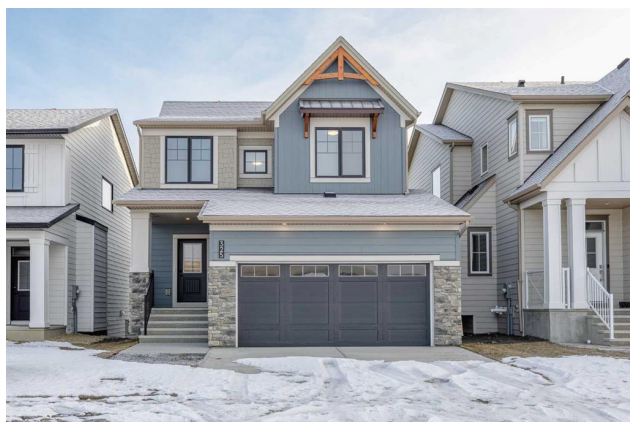
List Price: **\$709,900**

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: **3,200 sqft**
Lot Shape:

Access:

Lot Feat: **Level, See Remarks**

Park Feat: **Double Garage Attached, Insulated, See Remarks**

DOM

34

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|--------------|-----------------------|
| Living Room | Main | 14`5" x 12`11" |
| Dining Room | Main | 13`0" x 10`3" |
| Bedroom - Primary | Upper | 13`2" x 13`1" |
| Bedroom | Upper | 11`5" x 10`0" |
| 4pc Bathroom | Upper | |

| Room | Level | Dimensions |
|-------------------------|--------------|-----------------------|
| Kitchen | Main | 13`7" x 10`0" |
| Bonus Room | Upper | 13`1" x 11`10" |
| Bedroom | Upper | 11`5" x 10`0" |
| 5pc Ensuite bath | Upper | |
| 2pc Bathroom | Main | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410736

Zoning:
R1

Remarks

Pub Rmks: **Welcome to this brand-new, never-lived-in home in the newly developed Wildflower community of Airdrie. Offering 3 Bedrooms, a Bonus Room, and 2.5 Baths, this home spans nearly 2,000 sq ft of thoughtfully designed living space. The modern Kitchen features a center island, quartz countertops, and stainless steel appliances, making it an ideal space for cooking and entertaining. The Open-Concept Main Living Area includes a spacious Living Room and Dining Room, complemented by Air Conditioning, providing the perfect environment for relaxation and hosting guests. The Dining Room leads directly to the East-facing Deck, perfect for enjoying the morning sunshine. The Primary Bedroom is a true retreat, featuring a spacious walk-In closet and a luxurious 5pc Ensuite with a double vanity and quartz countertops. The two additional Bedrooms are generously sized, providing plenty of room for family or guests. The convenience of Upper Floor Laundry adds practicality to everyday living. The unfinished Walkout Basement, with a bathroom rough-in, offers great potential for future development of your needs, and the 9 ft ceilings enhance the space. Built with energy efficiency in mind, the home is prepared for solar panels and includes a rough-in for an EV charger in the Double Attached Garage. Located in the vibrant Wildflower community, residents have access to Airdrie's first outdoor pool, scenic walking trails, parks, and nearby schools. With easy access to Calgary and major roadways, this home offers the perfect combination of luxury, convenience, and family-friendly living. Front and backyard sodding will be completed in the Spring. Move in and enjoy, no need to wait for the construction period.**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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











