



THE
A-TEAM

**RE/MAX
FIRST**

242 BANE BERRY Way, Airdrie t4b5m3

MLS® #: **A2183923**

Area: **Wildflower**

Listing Date: **12/19/24**

List Price: **\$829,999**

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: **3,863 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard, No Neighbours Behind, Rectangular Lot**
Park Feat: **Double Garage Attached, Front Drive, In Garage Electric Vehicle Charging Station(s)**

DOM

34
Layout
Beds: **5 (5)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line, Rain Gutters**

Construction: **Brick, Cement Fiber Board, Mixed, Post & Beam, Wood Frame, Wood Siding**

Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Smart Home, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`3" x 7`6"	2pc Bathroom	Main	7`4" x 5`8"
Bedroom	Main	10`1" x 11`0"	Dining Room	Main	14`0" x 11`8"
Kitchen	Main	17`1" x 9`6"	Living Room	Main	15`1" x 15`1"
4pc Bathroom	Second	6`5" x 11`3"	4pc Ensuite bath	Second	6`7" x 8`5"
5pc Ensuite bath	Second	10`0" x 11`3"	Bedroom - Primary	Second	14`0" x 15`1"
Bedroom	Second	10`10" x 10`1"	Bedroom	Second	11`1" x 11`1"

**Bedroom
Laundry**

**Second
Second**

**11`8" x 10`11"
7`9" x 4`11"**

**Family Room
Walk-In Closet**
Legal/Tax/Financial

**Second
Second**

**14`5" x 15`2"
10`1" x 5`11"**

Title:
Fee Simple
Legal Desc:

2410736

Zoning:
NA

Remarks

Pub Rmks: **With its eye-catching Traditional Farmhouse exterior and a meticulously designed interior, the Lily 5 offers 2,694 square feet of living space. This home features 4 oversized bedrooms and a bonus room on the second floor, along with an additional bedroom on the main floor. The open-concept main level boasts a spacious kitchen with abundant cabinetry and a pantry. Highlights include full interior railing and a cozy fireplace. Residents will appreciate being within 5 km of scenic walking trails and Airdrie's first outdoor pool. The community also features a year-round sports court for a variety of activities. Conveniently located, it's just a 15-minute drive to CrossIron Mills Mall and less than 25 minutes to YYC International Airport. Note: Remaining Seasonal work will be done by the builder(selling as is)**

Inclusions:
Property Listed By: **na
Executive Real Estate Services**

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









