



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**333 BANEBERRY Way, Airdrie T4B 5R9**

MLS® #: **A2184151**      Area: **Wildflower**      Listing Date: **12/19/24**      List Price: **\$699,000**  
 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: **2024**      Abv Sqft: **1,956**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,000 sqft**      Ttl Sqft: **1,956**  
 Lot Shape:

DOM

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

Parking

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

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Central**      Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`1" x 7`10"	Dining Room	Main	9`3" x 13`0"
Foyer	Main	6`7" x 7`6"	Kitchen	Main	15`3" x 14`0"
Living Room	Main	15`10" x 13`0"	Mud Room	Main	8`7" x 5`9"
4pc Bathroom	Upper	9`1" x 5`6"	5pc Ensuite bath	Upper	7`7" x 12`1"
Bedroom	Upper	11`6" x 10`11"	Bedroom	Upper	11`6" x 9`11"
Family Room	Upper	13`2" x 11`11"	Laundry	Upper	7`5" x 5`3"
Bedroom - Primary	Upper	13`2" x 13`1"	Walk-In Closet	Upper	5`4" x 8`0"

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**2410736**

**R-1**

Remarks

Pub Rmks:

**Welcome to this WALK-OUT Brand-new house available for quick possession at 333 Baneberry Way SW featuring 3 bedrooms, 2.5 washrooms, "a bonus area upstairs, with 9ft ceiling in the basement with 3 egress windows for your future plans ! This brand new house offers a remarkable opportunity to make it your dream home. Boasting a modern design and an abundance of natural light, this property is a true gem that will captivate you from the moment you step inside. As you enter, you'll be greeted by the spacious open floor plan, complete with 9-foot ceilings on the main floor. The stylish kitchen features sleek quartz countertops, perfect for meal preparation or to host gatherings. The convenient kitchen island provides extra counter space and doubles as a breakfast bar and the pot lights make it brighter to enjoy your meals. Huge Living room is spacious enough to hold bigger family gatherings. Main floor half bathroom offers extra comfort. Upstairs you will discover a Master bedroom with its own 5 piece en-suite and a walk-in closet, 2 other bedrooms with windows making rooms bright in daylight. Another full bathroom and laundry room add extra comfort on the upper floor. This futuristic energy efficient home is all equipped with 220 Volts in the double car garage for your E-Vehicle charging and also has conduits for future solar panels. Walk-out basement offers 9 feet ceiling height and 3 big windows with a sliding door that makes basement level very bright. This house is very conveniently located a few minutes drive away from elementary school, high school and major grocery stores. Visit today to experience the tranquility this home has to offer for you!**

Inclusions:

Property Listed By:

**NA**

**PREP Realty**

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











