

**162 BANE BERRY Way, Airdrie T4B5M2**

MLS® #: **A2187591** Area: **Wildflower** Listing **01/16/25** List Price: **\$774,900**  
 Status: **Active** County: **Airdrie** Change: **-\$25k, 21-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **3,589 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,995**  
 Low Sqft:  
 Ttl Sqft: **1,995**

DOM  
**5**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped**  
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,No Smoking Home,Stone Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`7" x 2`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 11`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`8" x 6`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 9`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`10" x 13`9"</b>	<b>Mud Room</b>	<b>Main</b>	<b>7`1" x 6`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`0" x 8`3"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`5" x 9`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 10`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 10`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`7" x 9`3"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`11" x 13`6"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`1" x 8`10"</b>	<b>Game Room</b>	<b>Basement</b>	<b>25`2" x 33`6"</b>

Title: **Fee Simple**  
 Zoning: **R1-U**  
 Legal Desc: **2312007**

Remarks

Pub Rmks: **Welcome to Your Dream Home at 162 Baneberry Way || OPEN HOUSES SATURDAY (17th) AND SUNDAY (18th) || This stunning brand-new 4-bedroom home is a rare gem, offering a WALKOUT basement and backing directly onto serene green space with no neighbours behind for ultimate privacy. Thoughtfully designed with luxurious builder UPGRADES, this residence stands out from the standard models with high-end features that enhance both style and functionality. Step into a beautifully appointed kitchen that invites you to host memorable gatherings with ease. Featuring upgraded appliances, custom cabinetry, a 30-inch Chimney Wall Mount Range Hood, and expansive counter space, it's a chef's delight. Double French doors with glass panels lead to the yard from the walkout basement, creating a seamless connection between indoor and outdoor living spaces. As you ascend to the upper level, you're greeted by a spacious landing perfect for a home office or flexible workspace. The luxurious primary suite enjoys stunning east-facing views over the rolling hills, creating a serene, private retreat that feels like its own wing of the home. On the opposite end, three additional bedrooms offer privacy and comfort, ideal for large families or hosting overnight guests. Every detail of this home reflects quality craftsmanship, including electrical upgrades designed for modern living, no one will be fighting over where to charge up. Outside, the newly landscaped yard with fresh sod offers a perfect backdrop for relaxation or entertaining. Beyond your new front door, the community is designed to elevate your lifestyle with an impressive array of amenities. Explore 5 kilometers of scenic walking trails, dive into Airdrie's first OUTDOOR POOL + HOT TUB, or enjoy year-round fun on the SPORTS COURT and AMENITIES BUILDING for hosting larger parties and keep the mess out of your house. A kids' bike PUMP TRACK adds even more excitement for the whole family. Don't miss the opportunity to own this exceptional property where luxury, comfort, and convenience blend seamlessly. Schedule your private showing today and experience all that this home has to offer!**

Inclusions: **n/a**  
 Property Listed By: **RE/MAX First**

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















