



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**313 BANE BERRY Way, Airdrie T4B 5R9**

MLS® #: **A2188591**      Area: **Wildflower**      Listing Date: **01/17/25**      List Price: **\$695,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,600 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Landscaped, Rectangular Lot**  
 Park Feat: **220 Volt Wiring, Double Garage Attached, Driveway**

Finished Floor Area  
 Abv Sqft: **1,958**  
 Low Sqft:  
 Ttl Sqft: **1,958**

DOM

**15**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central, Forced Air**  
 Sewer:  
 Ext Feat: **Balcony, Garden, Playground**  
 Construction: **Composite Siding, Concrete, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer**  
 Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`1" x 13`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 9`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 10`10"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>13`1" x 11`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`5" x 10`5"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`0" x 5`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>				

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 313 Baneberry Way SW featuring "a Balcony with bonus area upstairs, highly upgrades house with 2 Tone-kitchen, 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 2-Tone 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. Huge Living room is spacious enough to hold bigger family gatherings. The dimmer pot lights in living room offer another add-on. Main floor half bathroom offers extra comfort. Upstairs you will discover a Master room with its own 5 piece en-suite and a walk-in closet, 2 other bedrooms with huge windows making rooms bright in daylight. One of many highlights is the balcony that opens from the bonus room giving open feel for you to enjoy a cup of coffee. Another full bathroom and laundry room add extra comfort. 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:

**N/A**

**PREP Realty**

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











