

\$784,900 - 190 Baneberry Way Sw, Airdrie

MLS® #A2112606

\$784,900

3 Bedroom, 3.00 Bathroom, 2,372 sqft

Residential on 0.12 Acres

Wildflower, Airdrie, Alberta

LUXURY lifestyle awaits in this stunning BRAND NEW & beautifully UPGRADED WALKOUT, backing greenspace in the new Wildflower Neighbourhood! Youâ€™re welcomed inside by a spacious Foyer w/ an organized front closet, soaring 9â€™ ceilings, and durable LUXURY VINYL PLANK flooring that flows throughout the MODERN OPEN CONCEPT living space. At the Front entrance is a private Home office, and across the hall a 2pc Powder Room. The Kitchen exudes elegance and checks all the boxes, w/ WHITE QUARTZ counters, beautiful tiled backsplash accented by floating wood shelves, ample cupboard space w/ under-cabinet lighting, UPGRADED APPLIANCES that include a GAS STOVE, and microwave drawer! An oversized EAT-UP ISLAND hosting a sink you'll absolutely LOVE, and last but certainly not least - a WALK-THROUGH PANTRY full of organized shelving! Perfect for entertaining, the bright Dining Nook steps outside through a pretty garden door to the back deck, boasting incredible VIEWS through the thoughtfully chosen glass paneled railing. A focal point FIREPLACE highlighted by wood accent mantle & floating shelves makes the Great Room warm & inviting. This main level also boasts a Mud Room w/ convenient built-in bench and hooks. An extra-wide spindled staircase ushers you upstairs to the large Bonus Room, w/ amazing east-facing views. This Primary Suite is a total retreat, super bright and w/ an incredible WALK-IN CLOSET



& 5-pc ENSUITE w/ DUAL VANITIES, tile floors, QUARTZ counters, a white tiled O/S WALK-IN SHOWER w/ upgraded black features, AND a soaker tub beneath the window! 2 additional large Bedrooms share a HUGE 4-pc Bathroom w/ oversized vanity & mirror. UPPER FLOOR LAUNDRY is the cherry on top, w/ a window and SINK highlighted by mosaic tile. The Basement offers a versatile opportunity to create the ideal space for YOU, already w/ big windows for the potential Bedrooms and roughed-in plumbing to save you time & money. This unique home also boasts a DOUBLE ATTACHED GARAGE w/ electrical, smoke & CO detectors, LED wireless lighting, and has loads of ENERGY SAVING features! All this sits on a massive pie-lot BACKING GREENSPACE that will one day be home to miles of walking paths w/ ponds, lookout points & fruit trees, playgrounds, a future school, pickleball courts, AND an 8000 sqft Hillside Hub amenity building designed to include meeting rooms, change rooms, event space w/ kitchenette, an outdoor lap pool, hot tub, tot lot, and in the winter - ICE RINK & FIREPIT. Can it get ANY BETTER THAN THIS? Probably not, come see it today and don't miss your opportunity to call this impeccable home & forward thinking community HOME.

Built in 2023

Essential Information

MLS® #	A2112606
Price	\$784,900
Sold Price	\$785,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,372

Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	190 Baneberry Way Sw
Subdivision	Wildflower
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5M2

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, See Remarks

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, City Lot, No Neighbours Behind, Street Lighting, Pie Shaped Lot, Views
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 13th, 2024
Days on Market	5
Zoning	R-1
HOA Fees	1000.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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