

\$739,000 - 174 Baneberry Way Sw, Airdrie

MLS® #A2116811

\$739,000

3 Bedroom, 3.00 Bathroom, 1,996 sqft

Residential on 0.08 Acres

N/A, Airdrie, Alberta

Imagine living in the heart of Wildflower, stepping into the welcoming embrace of this 3-bedroom home with a walk-out basement. This brand-new residence, with nearly 2000 sq ft above grade, greets you with a grand foyer, setting the stage for a home filled with warmth and charm.

As you enter, you'll appreciate the convenience of a half bath and a double detached garage. The well-appointed mudroom and walkthrough pantry add a touch of elegance and organization to your daily routine.

Natural light fills the open dining and living area, creating an inviting space perfect for gatherings with loved ones or quiet relaxation. The chic kitchen island, sleek quartz countertops, and contemporary vinyl flooring make the main floor both stylish and functional.

Upstairs, discover a versatile bonus room and a master bedroom retreat, complete with an ensuite featuring his and hers sinks and a walk-in closet. Two additional bedrooms, strategically placed laundry, and a thoughtfully designed bathroom ensure comfort and convenience for the whole family.

The walk-out basement is a blank canvas, ready for you to personalize into your dream space – whether it's a cozy family room,



vibrant entertainment area, or productive home office.

Situated in Wildflower Airdrie, a master-planned community, you'll have access to 5 km of walking trails and an 8,000 sq.ft. amenity centre. Look forward to Airdrie's first outdoor pool and a year-round sports court, reflecting a commitment to an active and vibrant lifestyle.

More than just a house, Wildflower Airdrie offers a connection to a lifestyle of comfort, convenience, and community. Envision the joy of calling this brand-new home in Wildflower Airdrie your own, where every detail has been thoughtfully considered for your enjoyment and relaxation.

Built in 2024

Essential Information

MLS® #	A2116811
Price	\$739,000
Sold Price	\$737,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,996
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	174 Baneberry Way Sw
Subdivision	N/A

City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B5M2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Street Lighting
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 17th, 2024
Days on Market	26
Zoning	RC1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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