

\$720,000 - 255 Baneberry Way, Airdrie

MLS® #A2174761

\$720,000

3 Bedroom, 3.00 Bathroom, 2,033 sqft

Residential on 0.11 Acres

Wildflower, Airdrie, Alberta

Step into a slice of suburban serenity with this splendid, newly constructed home nestled in a peaceful corner of a vibrant Airdrie neighborhood. Boasting three spacious bedrooms and two and a half well-appointed bathrooms, this house invites comfort and exudes modern elegance.

As soon as you arrive, the large porch welcomes you, perfect for morning coffees or evening relaxation. The house is a corner lot, offering extra privacy and a generous yard, fully landscaped and ready for your personal touch. Outdoor enthusiasts will appreciate the proximity to Wildflower Pump Track, just a short stroll away, providing a natural retreat for those leisurely weekend activities.

Inside, the charm continues with a fluid living space that includes a cozy gas firehouse, ideal for gathering around during chilly Canadian evenings. The primary bedroom, a sanctuary of its own, promises restful nights and rejuvenated mornings. Two additional bedrooms provide ample space for family or guests, each reflecting the high quality of build that characterizes this home.

Car enthusiasts or those with storage needs will be thrilled by the double car garage, providing ample space for vehicles and more. Convenience is key, with nearby amenities such as W.H. Croxford High School and the M&M Food Market ensuring everything you



need is within reach.

Open house scheduled for a delightful showcase on October 26 and 27, from 01:00 PM to 03:00 PM. Prepare to be enchanted by a home that offers both style and substance, wrapped up in a community thatâ€™s full of life and charm. This is not just a house; itâ€™s the gateway to your new life. Welcome home!

Built in 2024

Essential Information

MLS® #	A2174761
Price	\$720,000
Sold Price	\$704,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,033
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	255 Baneberry Way
Subdivision	Wildflower
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5R9

Amenities

Amenities	Clubhouse, Recreation Facilities
Parking Spaces	4

Parking	Double Garage Attached, Off Street
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Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Other, Playground, Private Yard
Lot Description	Corner Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Other, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2024
Date Sold	January 17th, 2025
Days on Market	85
Zoning	R1-U
HOA Fees	1.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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