

# \$679,900 - 325 Baneberry Way Sw, Airdrie

MLS® #A2183838

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,971 sqft

Residential on 0.07 Acres

Wildflower, Airdrie, Alberta

Price is below replacement cost. Don't miss this!! Welcome to this brand-new, never-lived-in home in the newly developed Wildflower community of Airdrie. Offering 3 Bedrooms, a Bonus Room, and 2.5 Baths, this home spans nearly 2,000 sq ft of thoughtfully designed living space with WALKOUT basement. The modern Kitchen features a center island, quartz countertops, and stainless steel appliances, making it an ideal space for cooking and entertaining. The Open-Concept Main Living Area includes a spacious Living Room and Dining Room, complemented by Air Conditioning, providing the perfect environment for relaxation and hosting guests. The Dining Room leads directly to the East-facing Deck, perfect for enjoying the morning sunshine. The Primary Bedroom is a true retreat, featuring a spacious walk-In closet and a luxurious 5pc Ensuite with a double vanity and quartz countertops. The two additional Bedrooms are generously sized, providing plenty of room for family or guests. The convenience of Upper Floor Laundry adds practicality to everyday living. The unfinished Walkout Basement, with a bathroom rough-in, offers great potential for future development of your needs, and the 9 ft ceilings enhance the space. Built with energy efficiency in mind, the home is prepared for solar panels and includes a rough-in for an EV charger in the Double Attached Garage. Located in the vibrant Wildflower community, residents have access to Airdrie's first outdoor pool, scenic walking



trails, parks, and nearby schools. With easy access to Calgary and major roadways, this home offers the perfect combination of luxury, convenience, and family-friendly living. Front sodding will be completed in the Spring. Move in and enjoy, no need to wait for the construction period.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2183838    |
| Price          | \$679,900   |
| Sold Price     | \$675,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,971       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 325 Baneberry Way Sw |
| Subdivision | Wildflower           |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 5S1              |

**Amenities**

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 2                                              |
| Parking        | Double Garage Attached, Insulated, See Remarks |

**Interior**

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | Central Air                                                                                                             |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Unfinished, Walk-Out                                                                                              |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Level, See Remarks              |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 18th, 2024 |
| Date Sold      | April 10th, 2025    |
| Days on Market | 113                 |
| Zoning         | R1                  |
| HOA Fees       | 0.00                |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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