

# \$679,900 - 305 Baneberry Way Sw, Airdrie

MLS® #A2218025

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,969 sqft

Residential on 0.00 Acres

Wildflower, Airdrie, Alberta

**\*\*WALKOUT\*\***New, Never

Occupied**\*\*Welcome to this brand-new, move-in-ready home in the highly desirable Wildflower community of Airdrie. Boasting just under 2,000 sq ft of thoughtfully designed living space, this single-family detached home epitomizes modern living. Upon entering, you'll find a spacious kitchen featuring stainless steel appliances and an open-concept layout, ideal for both relaxation and entertaining. The home includes an unfinished walkout basement with 9 ft ceilings, offering extra room for future development or storage, ready for your creative touch. The main living area opens up to a lovely deck, perfect for enjoying summer evenings. This energy-efficient home is prepared for the future, equipped with a solar panel conduit, wireless electric switches for light fixtures, and an electric vehicle charger in the double attached garage. Upstairs, you'll discover three generous bedrooms, a bonus area, and laundry facilities. Situated in the vibrant Wildflower community, you'll enjoy access to Airdrie's first outdoor pool, scenic walking trails, parks, and nearby schools. With easy routes to Calgary and beyond, this home perfectly blends luxury with convenience for modern family living.**

Built in 2024

## Essential Information

MLS® #

A2218025



|                |             |
|----------------|-------------|
| Price          | \$679,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,969       |
| Acres          | 0.00        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 305 Baneberry Way Sw |
| Subdivision | Wildflower           |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 5R9              |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Outdoor Pool, Playground, Recreation Facilities, Community Gardens |
| Parking Spaces | 4                                                                  |
| Parking        | Double Garage Attached                                             |
| # of Garages   | 2                                                                  |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer                                             |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | None                                                                                                           |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Walk-Out                                                                                                 |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Playground, Private Entrance |
| Lot Description   | Back Yard, Street Lighting            |

|              |                   |
|--------------|-------------------|
| Roof         | Asphalt Shingle   |
| Construction | Brick, Wood Frame |
| Foundation   | Poured Concrete   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 3             |
| Zoning         | R-1           |
| HOA Fees       | 500           |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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