

\$649,900 - 254 Baneberry Way Sw, Airdrie

MLS® #A2213932

\$649,900

3 Bedroom, 3.00 Bathroom, 1,967 sqft

Single Family on 0.08 Acres

Wildflower, Airdrie, Alberta

MAJOR PRICE REDUCTION: Beautifully designed and exceeding spacious BRAND NEW detached home! Open and bright the main floor flows together seamlessly creating a bright and open atmosphere with wide plank flooring, a neutral color pallet and extra windows for endless natural light. The chef of the household will love the kitchen perfectly combining style with function that includes brand new stainless steel appliances, stone countertops and a centre island with breakfast bar seating to casually gather around. Adjacently, the dining room hosts family meals and guests while patio sliders lead to the back yard encouraging a seamless indoor/outdoor lifestyle. Spend cooler weather relaxing in the inviting living room with clear sightlines promoting unobstructed conversations. A mudroom with clever built-ins conveniently connects to the oversized insulated and drywalled double attached garage. A privately tucked away powder room completes this level. Convene in the upper level bonus room and enjoy movies and games nights. A true owner's retreat, the primary bedroom is a relaxing oasis with a large walk-in closet and a luxurious ensuite boasting dual sinks. Also on this level are 2 additional spacious bedrooms, a stylish 4-piece bathroom and a convenient upper level laundry room. A ton more space awaits your design ideas in the unfinished basement. This fantastic brand new, outstandingly designed home is phenomenally located in Airdrie's new master-planned



neighbourhood of Wildflower. This new hillside community on Airdrie’s west side embraces local roots, heritage, and sustainability, offering not just new homes but a unique lifestyle experience like no other. Homeowners will enjoy access to Airdrie’s first pool, a year-round sports court, extensive pathways, exclusive spaces designed to naturally attract people to gather and mingle and much more. This neighbourhood is going to be very popular! Don’t miss your chance to get in on this amazing opportunity.

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Built in 2025

Essential Information

Listing #	A2213932
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,967
Acres	0.08
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	254 Baneberry Way Sw
Subdivision	Wildflower
City	Airdrie
Province	Alberta
Postal Code	T4B5R9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage, Oversize

of Garages 2

Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Garage door opener

Heating Natural gas Forced air

Cooling None

of Stories 2

Exterior

Exterior Vinyl siding

Foundation Poured Concrete

Listing Details

Listing Office Royal LePage METRO



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