

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

MLS® #A2198309

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,969 sqft  
Residential on 0.00 Acres

Wildflower, Airdrie, Alberta

Price REDUCED !!!! 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® #

A2198309



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	Playground, Community Gardens, Outdoor Pool, Recreation Facilities
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	March 1st, 2025
Days on Market	12
Zoning	R-1
HOA Fees	500
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.