



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**270 Baneberry Way SW**  
**Airdrie, Alberta**

**MLS # A2236287**



**\$824,999**

<b>Division:</b>	Wildflower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,688 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Covered, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, Lawn, L		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Check Out Our YouTube Video! Location, Location, Location! Welcome to Wildflower&mdash;Airdrie&rsquo;s most forward-thinking and amenity-rich community, soon to feature scenic walking trails, peaceful ponds, a school, playgrounds, and the incredible 8,000+ sq ft Hillside Hub, designed to include an outdoor lap pool, hot tub, ice rink, firepit, pickleball courts, event space, and more! Nestled in this vibrant new neighborhood is a stunning, brand-new 5-bedroom home situated on a massive pie-shaped lot, backing directly onto greenspace with no rear neighbors. This meticulously upgraded residence offers nearly 2,700 sq ft of elegant living space, blending timeless with EYE-CATCHING Traditional Farmhouse exterior elevation. This beautifully designed home welcomes you with a grand front foyer, 9&rsquo; ceilings, luxury vinyl plank flooring, and a bright open layout that feels both modern and comfortable. The main floor includes a front office or optional guest bedroom, a 2-piece bathroom, and a custom mudroom with built-in bench and hooks&mdash;perfect for keeping things organized. The stylish kitchen is a dream for any home cook, featuring stainless steel appliances, quartz countertops, a built-in oven and microwave, electric cooktop, ceiling-height cabinets, a large island with an undermount sink, tiled backsplash, and a walk-in pantry for extra storage. The dining area leads to a rear door, ready for a future deck that overlooks peaceful green space&mdash;perfect for relaxing evenings. The cozy living room includes a gas fireplace with a wood mantle and large windows that bring in lots of natural light. Upstairs offers a large bonus/family room, a luxurious primary bedroom with a spa-like ensuite and a huge walk-in closet, a second bedroom with its own ensuite, two more spacious bedrooms, and a shared bathroom. The basement

is unfinished but has high ceilings, 3 big windows, rough-ins, and a separate side entrance—ideal for a future legal suite (SUBJECT TO CITY APPROVAL ), a home gym, or extra family space. Other highlights include energy-efficient features, smart lighting, and a double attached garage with full electrical setup. Located in a very well planned community—this home offers comfort, style, and convenience for growing families. Book your private showing today with your favorite Realtor®!