



GRASSROOTS
REALTY GROUP

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**310 Baneberry Way SW
Airdrie, Alberta**

MLS # A2272138



\$659,900

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,963 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: Side entrance, gas stove rough-in, railing

Welcome home to this stunning brand-new split-level residence featuring timeless farmhouse-inspired architecture with durable Hardie board siding and designer-selected finishes throughout. Step inside and experience spacious modern living with 3 bedrooms, 2.5 bathrooms, and a double attached garage. The open-concept main floor offers a perfect blend of comfort and style, highlighted by high-end finishes and thoughtful details that make this home truly special. Upstairs, you'll find a large bonus room — ideal for a family lounge, home office, or entertainment area — complete with a private balcony for relaxing outdoors. The primary bedroom boasts a beautifully upgraded ensuite with premium fixtures and finishes. Additional highlights include: • Side entrance for future basement potential or added convenience • Modern upgraded railings for a stylish, open feel • Spacious double car garage Photos are representative.