



**310 Baneberry Way SW  
Airdrie, Alberta**

**MLS # A2272138**



**\$659,900**

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

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