



GRASSROOTS
REALTY GROUP

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**318 Baneberry Way SW
Airdrie, Alberta**

MLS # A2272918



\$745,000

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,315 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level		

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:	Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Separate Entrance, Walk-In Closet(s)		
Inclusions:	n/a		

A Showstopper in Wildflower — Move-In Ready, Fully Upgraded, and Now Priced at Just \$745,000! Welcome home to nearly 2,200 sq. ft. of beautifully designed living space in the vibrant, amenity-rich community of Wildflower. With a new price improvement and immediate possession available, this home delivers luxury, lifestyle, and unbeatable value. Step inside to a bright, open-concept main floor featuring a spacious living room with a stylish dining area, and a dream kitchen complete with a window over the sink, walk-in pantry and a stunning server bar with sink and wine fridge—a true entertainer’s delight. The upgraded side entry adds flexibility for potential future development . Photos are representative.