



194 Baneberry Way SW
Airdrie, Alberta

MLS # A2286364



\$839,000

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,537 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: EV Charger

Open House February 22nd from 1pm-3pm. Welcome to Wildflower in Airdrie — a neighborhood where open skies, quiet streets, and thoughtfully designed homes create the perfect backdrop for everyday living. Set on a large pie-shaped lot, this modern farmhouse offers the space and flexibility to grow with you. As you step inside, a generous foyer greets you — bright, open, and practical, with room for busy mornings and welcoming guests with ease. Just off the entrance, a versatile flex room is ready to become your home office, reading lounge, or dedicated workspace for the way you live today. The main floor also features a full bedroom and bathroom, offering exceptional flexibility. Whether it’s for visiting parents, a live-in nanny, older children seeking privacy, or a comfortable guest suite, this space adapts beautifully to a variety of living situations. At the heart of the home, the kitchen is designed to bring people together. A large island anchors the space — perfect for casual breakfasts, entertaining friends, or gathering at the end of the day. The gas stove and statement range hood make cooking both functional and inspiring, while the dining area is surrounded by natural light, creating a warm and inviting setting for everyday meals or special occasions. The living room flows seamlessly alongside, offering a comfortable space to unwind, with access to the patio overlooking the expansive backyard — ideal for summer evenings and outdoor entertaining. Upstairs, the primary retreat provides a peaceful escape, complete with a four-piece ensuite and a spacious walk-in closet. Three additional well-sized bedrooms ensure everyone has their own space, complemented by another full bathroom and a conveniently located upper-level laundry room that simplifies daily routines. The unfinished walkout basement presents incredible future potential.

Whether you envision a secondary suite (subject to approval), a home gym, media room, additional bedrooms, or a play area, this level offers the opportunity to customize the home to your evolving needs. This is more than just square footage — it’s a home designed for connection, comfort, and the next chapter of your story in Wildflower, named Best New Community in Canada by the Canadian Home Builders’ Association.