



**286 Baneberry Way SW
Airdrie, Alberta**

MLS # A2290849



\$634,900

Division:	Wildflower		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,075 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting		

Inclusions: N/A

NEW BUILD DETACHED 5-LEVEL SPLIT | DOUBLE ATTACHED GARAGE | 3 BED / 2.5 BATH / 2075 SQ FT ABOVE GRADE | WEST-FACING BACKYARD | IMMEDIATE POSSESSION – Welcome to this beautifully designed detached home by Minto Communities, an award-winning Canadian builder with over 70 years of experience, located in Wildflower, proudly voted Best New Community in Canada (2025). This vibrant, master-planned community in Airdrie is designed with lifestyle and connection in mind, offering an exciting mix of home styles in a neighbourhood built to grow with you. Finished with modern details throughout, this impressive 5-level split offers a unique and functional layout ideal for growing families and those who love to entertain. The main living level features a beautiful kitchen complete with a large central island, stainless steel appliances, and abundant cabinetry for storage. Positioned at the back of the home, the dining room provides direct access to the west-facing backyard—perfect for enjoying sunny afternoons and evening gatherings. Just beside the dining room is the comfortable living room, creating a seamless and open space for everyday living and entertaining. A convenient half bathroom completes this level. One level up is your private primary retreat, featuring a spacious bedroom with a large walk-in closet and a well-appointed 4-piece ensuite bathroom. The next level offers a generous bonus room or loft area, providing a flexible space ideal for relaxing, working from home, or creating a family entertainment zone. This level also includes two well-sized bedrooms, a full 4-piece bathroom, and a conveniently located dedicated laundry room. On the lower level, the welcoming foyer provides access to the front porch and direct entry into the spacious double attached garage, offering everyday

convenience and additional storage options. The undeveloped basement is expansive and provides even more opportunity to customize and expand your living space to suit your needs. Residents of Wildflower enjoy exclusive access to The Hillside Hub, a standout amenity centre featuring Airdrie's first outdoor pool, a hot tub, an open-air sports court, and a variety of shared indoor and outdoor spaces designed for gathering, recreation, or quiet retreat. With nearby parks, pathways, amenities, and easy access to major routes, Wildflower delivers a truly well-rounded lifestyle. Combining award-winning community planning, modern design, and immediate possession, this is an outstanding opportunity to own a stylish new home in one of Canada's most celebrated communities. Don't miss your chance to make Wildflower home. Book your visit today!