



194 Baneberry Way SW
Airdrie, Alberta

MLS # A2303189



\$799,000

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:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	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

Welcome to Wildflower in Airdrie — a community where wide-open skies, peaceful streets, and beautifully planned homes create an ideal setting for everyday life. Situated on a spacious pie-shaped lot, this modern farmhouse offers the room and versatility to grow alongside your family. Step inside to a bright and welcoming foyer that feels both open and functional, with plenty of space to handle busy mornings or greet guests comfortably. Just off the entry, a flexible bonus room can easily become your home office, cozy reading retreat, or dedicated workspace tailored to your lifestyle. The main floor also includes a full bedroom and bathroom, adding exceptional flexibility. Whether you need space for visiting parents, a live-in nanny, older children wanting extra privacy, or a comfortable guest suite, this area is ready to meet your needs. At the center of the home, the kitchen is designed for gathering and connection. A large island becomes the natural meeting place for quick breakfasts, evening conversations, or entertaining friends. The gas stove and striking range hood make cooking both practical and enjoyable, while the dining area is filled with natural light, creating a warm atmosphere for family dinners or special celebrations. Flowing seamlessly from the kitchen, the living room offers a comfortable place to relax, with direct access to the patio and expansive backyard — perfect for summer evenings, kids at play, or hosting outdoors. Upstairs, the primary bedroom offers a private retreat complete with a four-piece ensuite and a generous walk-in closet. Three additional spacious bedrooms give everyone room of their own, while another full bathroom and an upper-level laundry room make daily living easier and more convenient. The unfinished walkout basement opens the door to endless possibilities. Whether you imagine a secondary suite

(subject to approval), home gym, media room, extra bedrooms, or a play space, this level is ready to be customized as your needs evolve. More than just a home, this is a place built for comfort, connection, and the next chapter of your life in Wildflower — proudly named Best New Community in Canada by the Canadian Home Builders’ Association.