



GRASSROOTS
REALTY GROUP

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187 Baneberry Way SW
Airdrie, Alberta

MLS # A2136513



\$724,900

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,000 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Corner Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Other	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks		

Inclusions: N/A

Don't miss out on your chance to own this stunning new home on a LARGE CORNER LOT with loads of upgrades, a WEST BACKYARD, and in the new community WILDFLOWER! Highlights of this bright and open home include a modern upgraded CHEF'S KITCHEN with quartz counters | WALKTHROUGH PANTRY | large island | SS appliance, stylish luxury vinyl plank, EXCESS OF WINDOWS (only on corner lots), UPSTAIRS LAUNDRY, a modern light color/wood design throughout, a cozy fireplace, a large yard, a COVERED FRONT PORCH, and more! The main floor features an open-concept living room complete with a cozy gas fireplace, a dining room perfect for family meals, a well-appointed pantry, a welcoming foyer, and a convenient half bath. The entire main level is adorned with luxury vinyl plank (LVP) flooring, while the stairs are comfortably carpeted. Upstairs, you'll find a spacious family room, two additional bedrooms, a full bathroom, and a dedicated laundry room for added convenience. The primary bedroom is a true retreat, featuring a 5-piece ensuite and a generous walk-in closet. An attached two-car garage provides ample space for vehicles and storage. The basement is open to your creativity. The new Convenience is all around with all the local Airdrie shops and amenities. The Wildflower community has lots to offer with an upcoming amenities center (THE HILLSIDE HUB), future parks, pathways, and school. This bright, airy, and beautifully designed house is ready to become your new home. Don't miss this exceptional opportunity!