

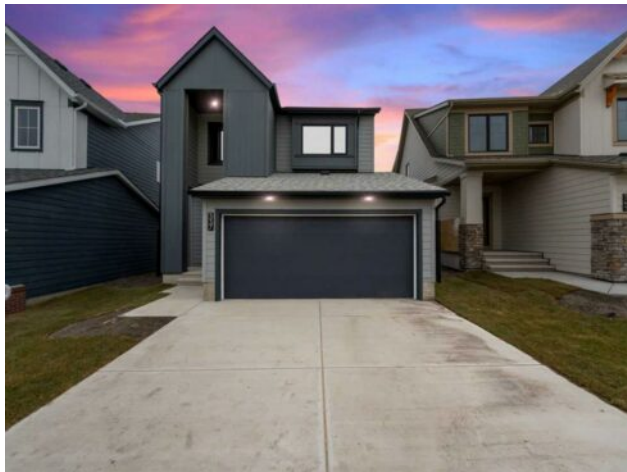


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

337 BANEBERRY WAY
Airdrie, Alberta

MLS # A2178397



\$656,900

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,650 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: NONE

OPEN HOUSE APR 19, 1-3PM Welcome to Wildflower & Airdrie's Most Exciting New Community! Family-friendly with scenic walking trails & expansive green spaces The ONLY community in Airdrie with outdoor swimming features, a year-round hot tub & a cozy fire pit (coming soon!) Close to top-rated schools, shopping, and major routes for ultimate convenience Property Highlights: -3 Bed | 2.5 Bath | Attached Double Car Garage - 9-ft Ceilings on Main Floor & Basement & Spacious & airy feel - Sleek Two-Tone Kitchen & Stylish & upgraded for a modern touch -Walkout Basement with Extra Windows and upgraded big door & Bright & open space -High Main Entry Door & Basement Entry Windows & Elegant & grand - Extra Pot Lights & Contemporary Upgraded Finishes & Move-in ready luxury - Premium Hardie Board Exterior & No worries about hail damage! - Built by Minto & Known for Quality & Cutting-Edge Technology! - This home is loaded with upgrades you'll appreciate for years to come! -Energy-efficient with stainless steel appliances & smart enhancements Come see this exceptional home & experience the Wildflower lifestyle firsthand! Call today to book your private viewing