



**GRASSROOTS**  
REALTY GROUP

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**305 Baneberry Way SW**  
**Airdrie, Alberta**

**MLS # A2198309**



**\$679,900**

<b>Division:</b>	Wildflower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,969 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Granite, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

<b>Inclusions:</b>	NA
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Price REDUCED !!!! Welcome to this brand-new, move-in-ready home in the highly desirable Wildflower community of Airdrie. Boasting just under 2,000 sq ft of thoughtfully designed living space, this single-family detached home epitomizes modern living. Upon entering, you'll find a spacious kitchen featuring stainless steel appliances and an open-concept layout, ideal for both relaxation and entertaining. The home includes an unfinished walkout basement with 9 ft ceilings, offering extra room for future development or storage, ready for your creative touch. The main living area opens up to a lovely deck, perfect for enjoying summer evenings. This energy-efficient home is prepared for the future, equipped with a solar panel conduit, wireless electric switches for light fixtures, and an electric vehicle charger in the double attached garage. Upstairs, you'll discover three generous bedrooms, a bonus area, and laundry facilities. Situated in the vibrant Wildflower community, you'll enjoy access to Airdrie's first outdoor pool, scenic walking trails, parks, and nearby schools. With easy routes to Calgary and beyond, this home perfectly blends luxury with convenience for modern family living.