

# \$654,900 - 254 Baneberry Way Sw, Airdrie

MLS® #A2213932

**\$654,900**

3 Bedroom, 3.00 Bathroom, 1,967 sqft

Residential on 0.08 Acres

Wildflower, Airdrie, Alberta

Price Improvement: Beautifully designed and exceeding spacious BRAND NEW detached home! Open and bright the main floor flows together seamlessly creating a bright and open atmosphere with wide plank flooring, a neutral color pallet and extra windows for endless natural light. The chef of the household will love the kitchen perfectly combining style with function that includes brand new stainless steel appliances, stone countertops and a centre island with breakfast bar seating to casually gather around. Adjacently, the dining room hosts family meals and guests while patio sliders lead to the back yard encouraging a seamless indoor/outdoor lifestyle. Spend cooler weather relaxing in the inviting living room with clear sightlines promoting unobstructed conversations. A mudroom with clever built-ins conveniently connects to the oversized insulated and drywalled double attached garage. A privately tucked away powder room completes this level. Convene in the upper level bonus room and enjoy movies and games nights. A true owner's retreat, the primary bedroom is a relaxing oasis with a large walk-in closet and a luxurious ensuite boasting dual sinks. Also on this level are 2 additional spacious bedrooms, a stylish 4-piece bathroom and a convenient upper level laundry room. A ton more space awaits your design ideas in the unfinished basement. This fantastic brand new, outstandingly designed home is phenomenally located in Airdrie's new master-planned



neighbourhood of Wildflower. This new hillside community on Airdrie’s west side embraces local roots, heritage, and sustainability, offering not just new homes but a unique lifestyle experience like no other. Homeowners will enjoy access to Airdrie’s first pool, a year-round sports court, extensive pathways, exclusive spaces designed to naturally attract people to gather and mingle and much more. This neighbourhood is going to be very popular! Don’t miss your chance to get in on this amazing opportunity.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2213932    |
| Price          | \$654,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,967       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 254 Baneberry Way Sw |
| Subdivision | Wildflower           |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 5R9              |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                                              |
|--------------|----------------------------------------------|
| Parking      | Double Garage Attached, Insulated, Oversized |
| # of Garages | 2                                            |

## Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Stone Counters, Double Vanity, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Built-In Refrigerator, Garage Control(s)                                                                   |
| Heating           | Forced Air, Natural Gas                                                                                                                                                   |
| Cooling           | None                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                          |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 100              |
| Zoning         | R1-U             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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