

178 Baneberry Way SW
Airdrie, Alberta

MLS # A2307224



\$799,000

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,467 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Driveway, Front Drive, Garage Door C		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: A/C, TV Mounts, Barn Doors

Three reasons you’ll fall in love immediately: A rare 3-car tandem garage (that you simply can’t build in this neighborhood anymore), a walkout lot with sweeping views of Airdrie, and located in Wildflower - the only community in Airdrie offering a private, residents-only pool *Coming Soon!* Add in the natural topography, and you get unobstructed sightlines and a setting that truly stands apart. With 2,467 sqft of thoughtfully designed living space, this home blends modern farmhouse with everyday style. The main floor welcomes you with a convenient den, a 2-piece bath, and a warm, inviting living area anchored by a gas fireplace. The kitchen is a standout. It features crisp white cabinetry, upgraded pulls, quartz countertops, upgraded stainless steel appliances, and a built-in pantry, all tied together with modern white oak-style luxury vinyl plank flooring and elevated lighting throughout. Step outside to your upper deck with glass railing and Duradek, perfectly positioned to take in those incredible views. Upstairs, you’ll find NEW HARD SURFACE FLOORING THROUGHOUT, great for those with allergies! 4 spacious bedrooms, including a well-designed 5-piece main bath with separated sinks and shower (ideal for busy mornings with kids), along with a 4-piece ensuite, a generous bonus room, and a large, functional laundry room. The walkout basement is unfinished, offering a blank canvas for your future plans. How about a home gym, rec space, and additional living quarters. You can have it all. Additional features include: Fully fenced yard, completed landscaping, A/C, blinds, farm doors, composite siding, extra wide porch, and exterior soffit lighting—everything is already in place so you can move in and enjoy. This is a rare opportunity to own a home that checks the boxes you can’t recreate, in a community that truly offers

something special. Wildflower includes/to be included in future HOA: POOL, HOT TUB, SPORTS COURT, PRIVATE CHANGE ROOMS, ENCLOSED TOT LOT, PICKLEBALL COURTS, LOUNGE AREAS