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GRASSROOTS REALTY GROUP

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341 Baneberry Way SW
Airdrie, Alberta

MLS # A2333093



$634,000

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,949 sq.ft.	**Age:**	2024 (2 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Wood Frame	**Zoning:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters		

Inclusions: none

OPEN HOUSE Sunday Nov 8th from 2-4pm *** Want a NEW Build Feel with a Finished Fenced yard?! This 2024 two-storey home features nearly 1,950 sq. ft. of above-grade living space on a large 405m lot in Airdrie’s Wildflower community. The main floor with 9 foot ceilings offers an open layout starting with a welcoming foyer, leading past a 2-piece powder room into the Kitchen & living areas. It is finished with durable vinyl plank flooring and is so bright with natural light. The modern kitchen is a true standout, complete with crisp white stone countertops, white cabinets with gold accents and a huge center island perfect for prep and gathering. Upstairs, you’ll find carpet throughout, featuring a spacious Bonus room, two spacious secondary bedrooms, and a full 4-piece bathroom. The primary suite offers a large walk-in closet and an upgraded 5-piece ensuite with oversized shower, separate soaker tub & private water closet. A dedicated top-floor laundry room adds daily convenience. The full walk-out basement offers over 800 sq. ft. of unfinished space with 9' ceilings, with excellent potential for future development. Additional features include an attached double garage (19'×25'8"), with a level 2 EV charger, rear deck, window coverings, and a full appliance package. The backyard is larger than you will see in the neighbourhood, and is landscaped and fenced...really this gem is Move In Ready!

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