

# \$824,999 - 270 Baneberry Way Sw, Airdrie

MLS® #A2236287

**\$824,999**

5 Bedroom, 4.00 Bathroom, 2,688 sqft

Residential on 0.18 Acres

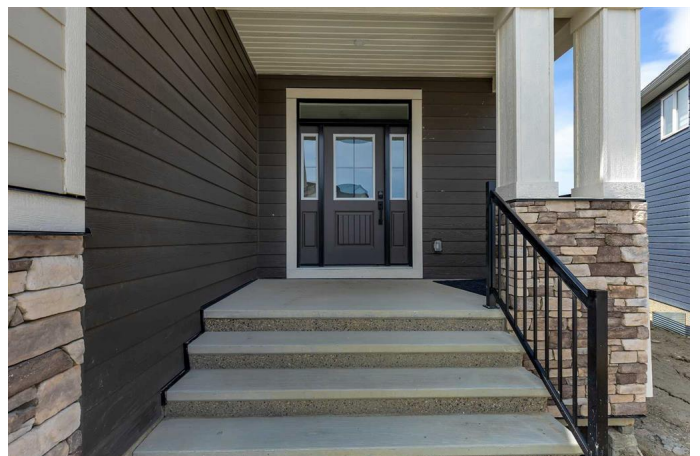
Wildflower, Airdrie, Alberta

Check Out Our YouTube Video! Location, Location, Location!

Welcome to Wildflower® Airdrie™'s most forward-thinking and amenity-rich community, soon to feature scenic walking trails, peaceful ponds, a school, playgrounds, and the incredible 8,000+ sq ft Hillside Hub, designed to include an outdoor lap pool, hot tub, ice rink, firepit, pickleball courts, event space, and more!

Nestled in this vibrant new neighborhood is a stunning, brand-new 5-bedroom home situated on a massive pie-shaped lot, backing directly onto greenspace with no rear neighbors. This meticulously upgraded residence offers nearly 2,700 sq ft of elegant living space, blending timeless with EYE-CATCHING Traditional Farmhouse exterior elevation.

This beautifully designed home welcomes you with a grand front foyer, 9'™ ceilings, luxury vinyl plank flooring, and a bright open layout that feels both modern and comfortable. The main floor includes a front office or optional guest bedroom, a 2-piece bathroom, and a custom mudroom with built-in bench and hooks™perfect for keeping things organized. The stylish kitchen is a dream for any home cook, featuring stainless steel appliances, quartz countertops, a built-in oven and microwave, electric cooktop, ceiling-height cabinets, a large island with an undermount sink, tiled backsplash, and a walk-in pantry for extra storage. The dining area leads to a rear door, ready for a future deck that overlooks



peaceful green space”perfect for relaxing evenings. The cozy living room includes a gas fireplace with a wood mantle and large windows that bring in lots of natural light. Upstairs offers a large bonus/family room, a luxurious primary bedroom with a spa-like ensuite and a huge walk-in closet, a second bedroom with its own ensuite, two more spacious bedrooms, and a shared bathroom. The basement is unfinished but has high ceilings, 3 big windows, rough-ins, and a separate side entrance”ideal for a future legal suite (SUBJECT TO CITY APPROVAL ), a home gym, or extra family space. Other highlights include energy-efficient features, smart lighting, and a double attached garage with full electrical setup. Located in a very well planned community”this home offers comfort, style, and convenience for growing families. Book your private showing today with your favorite Realtor®!

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236287    |
| Price          | \$824,999   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,688       |
| Acres          | 0.18        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|         |                      |
|---------|----------------------|
| Address | 270 Baneberry Way Sw |
|---------|----------------------|

|             |            |
|-------------|------------|
| Subdivision | Wildflower |
| City        | Airdrie    |
| County      | Airdrie    |
| Province    | Alberta    |
| Postal Code | T4B 5M3    |

### **Amenities**

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Community Gardens, Dog Park, Dog Run, Outdoor Pool, Park, Party Room, Picnic Area, Playground, Recreation Facilities |
| Parking Spaces | 4                                                                                                                    |
| Parking        | Concrete Driveway, Covered, Double Garage Attached, Garage Door Opener, Garage Faces Front, See Remarks              |
| # of Garages   | 2                                                                                                                    |

### **Interior**

|                   |                                                                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, See Remarks, Washer                                                                                                                                  |
| Heating           | Central, Forced Air, Natural Gas                                                                                                                                                                                                                                 |
| Cooling           | None                                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                |
| Fireplaces        | Gas                                                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                                              |
| Basement          | Exterior Entry, Full, Unfinished                                                                                                                                                                                                                                 |

### **Exterior**

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Garden, Lighting, Other, Playground, Private Entrance, Private Yard, Tennis Court(s)                                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, Lawn, Level, No Neighbours Behind, Pie Shaped Lot, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                                    |
| Construction      | Concrete, Wood Frame                                                                                                                               |
| Foundation        | Poured Concrete                                                                                                                                    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 50             |
| Zoning         | R1-U           |
| HOA Fees       | 1000           |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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