

\$729,900 - 162 Baneberry Way Sw, Airdrie

MLS® #A2198753

\$729,900

4 Bedroom, 3.00 Bathroom, 1,996 sqft
Residential on 0.08 Acres

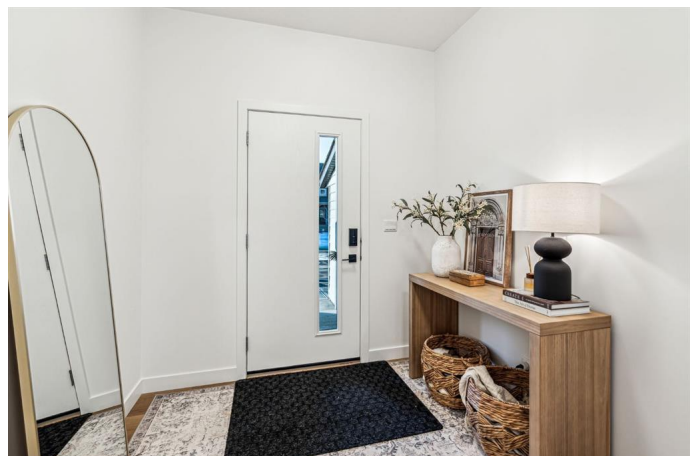
Wildflower, Airdrie, Alberta

Welcome to Your Dream Home at 162
Baneberry Way || QUICK POSSESSION
AVAILABLE ||

This stunning brand-new 4-bedroom home is a rare gem, offering a WALKOUT basement and backing directly onto serene green space with no neighbours behind for ultimate privacy. Thoughtfully designed with luxurious builder UPGRADES, this residence stands out from the standard models with high-end features that enhance both style and functionality. Step into a beautifully appointed kitchen that invites you to host memorable gatherings with ease. Featuring upgraded appliances, custom cabinetry, a 30-inch Chimney Wall Mount Range Hood, and expansive counter space, it's a chef's delight. Double French doors with glass panels lead to the yard from the walkout basement, creating a seamless connection between indoor and outdoor living spaces.

As you ascend to the upper level, you're greeted by a spacious landing perfect for a home office or flexible workspace. The luxurious primary suite enjoys stunning east-facing views over the rolling hills, creating a serene, private retreat that feels like its own wing of the home. On the opposite end, three additional bedrooms offer privacy and comfort, ideal for large families or hosting overnight guests.

Every detail of this home reflects quality craftsmanship, including electrical upgrades designed for modern living, no one will be



fighting over where to charge up. Outside, the newly landscaped yard with fresh sod offers a perfect backdrop for relaxation or entertaining. Beyond your new front door, the community is designed to elevate your lifestyle with an impressive array of amenities. Explore 5 kilometers of scenic walking trails, dive into Airdrie's first OUTDOOR POOL + HOT TUB, or enjoy year-round fun on the SPORTS COURT and AMENITIES BUILDING for hosting larger parties and keep the mess out of your house. A kids' bike PUMP TRACK adds even more excitement for the whole family.

Don't miss the opportunity to own this exceptional property where luxury, comfort, and convenience blend seamlessly. Schedule your private showing today and experience all that this home has to offer!

Built in 2023

Essential Information

MLS® #	A2198753
Price	\$729,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,996
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	162 Baneberry Way Sw
Subdivision	Wildflower

City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B5M2

Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Oversized
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Kitchen Island, No Smoking Home, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Days on Market	7
Zoning	R1-U
HOA Fees	1000
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.