

# \$634,900 - 337 Baneberry Way, Airdrie

MLS® #A2229655

**\$634,900**

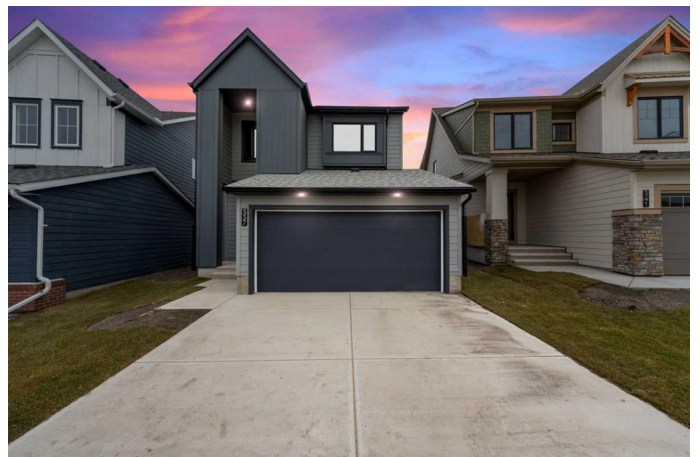
3 Bedroom, 3.00 Bathroom, 1,650 sqft

Residential on 0.09 Acres

Wildflower, Airdrie, Alberta

Just Listed in Wildflower, Airdrie!

- Brand New | Never Lived In | Walkout | Extended Double Garage | Priced to Sell!
  - Step into Airdrie's most exciting new community "Wildflower" featuring:
  - Seasonal Outdoor Pool (Coming in near future)
  - Year-Round Hot Tub(Coming in near future)
  - Fire Pit (Coming Soon!)
  - New Playground, Pump Track, Sports Court & Pickleball Court " Ready to Enjoy!
  - 3 Bed | 2.5 Bath | Walkout Basement
  - Extended Double Garage " Man Cave/Workshop Ready!
  - Sleek Two-Tone Kitchen | 9-ft Ceilings | Grand Entry
  - Oversized Basement Windows | Pot Lights | Stylish Finishes
  - Hardie Board Exterior " Hail Resistant & Durable
  - Close to top-rated schools, shopping, and just 15 mins to CrossIron Mills / 25 mins to YYC Airport!
  - Built by Minto " Energy-Efficient, Smart Home Upgrades & Stainless Steel Appliances
  - Motivated Sellers " Priced to Move Quickly!
- Check out the video and 3d tour!



Built in 2024

## Essential Information

MLS® #

A2229655

|                |             |
|----------------|-------------|
| Price          | \$634,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,650       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 337 Baneberry Way |
| Subdivision | Wildflower        |
| City        | Airdrie           |
| County      | Airdrie           |
| Province    | Alberta           |
| Postal Code | T4B 5M3           |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Playground, Recreation Facilities |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached            |
| # of Garages   | 2                                 |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Exterior Entry, Full, Unfinished, Walk-Out                   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |

|              |                         |
|--------------|-------------------------|
| Construction | Wood Frame, Wood Siding |
| Foundation   | Poured Concrete         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 53              |
| Zoning         | R-1             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.