

# \$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!

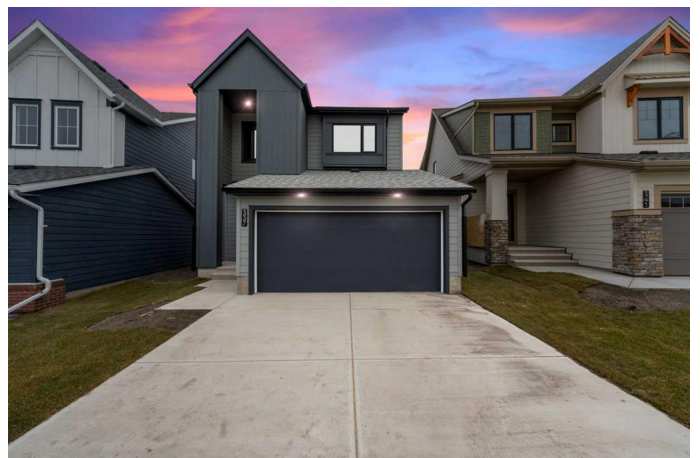
- Brand New | Never Lived In | Walkout | Extended Double Garage | Priced to Sell!
- Step into Airdrie's most exciting new community "Wildflower" featuring:
- Seasonal Outdoor Pool (Coming in near future)
  - Year-Round Hot Tub(Coming in near future)
  - Fire Pit (Coming Soon!)
  - New Playground, Pump 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          | Full, Unfinished, Exterior Entry, 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 | 72              |
| Zoning         | R-1             |
| HOA Fees Freq. | ANN             |

**Listing Details**

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

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