

# \$656,900 - 337 Baneberry Way, Airdrie

MLS® #A2178397

**\$656,900**

3 Bedroom, 3.00 Bathroom, 1,650 sqft  
Residential on 0.09 Acres

Wildflower, Airdrie, Alberta

OPEN HOUSE â€“ MARCH 30, 1-3 PM

Welcome to Wildflower â€“ Airdrieâ€™s Most Exciting New Community!

Family-friendly with scenic walking trails & expansive green spaces

The ONLY community in Airdrie with outdoor swimming features, a year-round hot tub & a cozy fire pit (coming soon!)

Close to top-rated schools, shopping, and major routes for ultimate convenience

Property Highlights:

- 3 Bed | 2.5 Bath | Attached Double Car Garage
- 9-ft Ceilings on Main Floor & Basement â€“ Spacious & airy feel
- Sleek Two-Tone Kitchen â€“ Stylish & upgraded for a modern touch
- Walkout Basement with Extra Windows and upgraded big door â€“ Bright & open space
- High Main Entry Door & Basement Entry Windows â€“ Elegant & grand
- Extra Pot Lights & Contemporary Upgraded Finishes â€“ Move-in ready luxury
- Premium Hardie Board Exterior â€“ No worries about hail damage!
  
- Built by Minto â€“ Known for Quality & Cutting-Edge Technology!
- This home is loaded with upgrades you'll appreciate for years to come!
- Energy-efficient with stainless steel appliances & smart enhancements



Come see this exceptional home &  
experience the Wildflower lifestyle firsthand!  
Call today to book your private viewing

Built in 2024

### Essential Information

MLS® #	A2178397
Price	\$656,900
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, 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	March 13th, 2025
Days on Market	22
Zoning	R-1
HOA Fees	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.