

# \$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

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 | Open Floorplan, Kitchen Island, Quartz Counters              |
| Appliances        | Dishwasher, Refrigerator, Electric Stove, Microwave Hood Fan |
| 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 | 79               |
| Zoning         | R-1              |
| HOA Fees       | 1                |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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