

# \$647,500 - 334 Baneberry Way Sw, Airdrie

MLS® #A2222792

**\$647,500**

3 Bedroom, 3.00 Bathroom, 1,783 sqft  
Residential on 0.11 Acres

Wildflower, Airdrie, Alberta

Brand New 3-Bed Rustic Farmhouse in Airdrie | Separate Entrance Discover this stunning brand new 1,730 sq ft single-family home in the heart of Airdrie! Featuring 3 bedrooms, 2.5 bathrooms, a study nook upstairs, and a bright open-concept layout. The Rustic Farmhouse design blends warmth and modern style, perfect for families. Highlights include: • Unfinished basement with separate side entrance • Front-attached double garage • Chef-ready kitchen with gas line rough-in • 5-piece ensuite in the primary bedroom • Stylish railing throughout • Walking distance to Hillside Hub with city views. Wildflower residents can enjoy the community Hillside Hub amenity building featuring an outdoor pool and hot tub, as well as house a year-round sports court with various activity opportunities. The newly completed playground, pump track, pickle ball court and sports court feature amenities your family can enjoy as soon as you move in. The community is just a 15-minute drive from Cross Iron Mills Mall and less than 25 minutes from YYC International Airport. Photos are representative.

Built in 2025

## Essential Information

MLS® #                   A2222792  
Price                    \$647,500



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,783       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 334 Baneberry Way Sw |
| Subdivision | Wildflower           |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B3M9               |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Open Floorplan, Walk-In Closet(s), Stone Counters               |
| Appliances        | Dishwasher, Dryer, Electric Range, Humidifier, Microwave, Refrigerator, Washer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | None                          |
| Lot Description   | Back Yard, Close to Clubhouse |
| Roof              | Asphalt Shingle               |

|              |                                |
|--------------|--------------------------------|
| Construction | Cement Fiber Board, Wood Frame |
| Foundation   | Poured Concrete                |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 4              |
| Zoning         | NA             |
| HOA Fees       | 1000           |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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