

# \$824,999 - 270 Baneberry Way Sw, Airdrie

MLS® #A2236287

**\$824,999**

5 Bedroom, 4.00 Bathroom, 2,688 sqft

Residential on 0.18 Acres

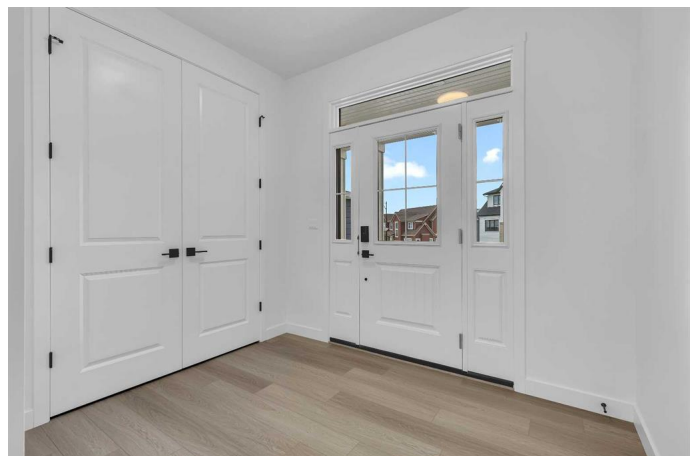
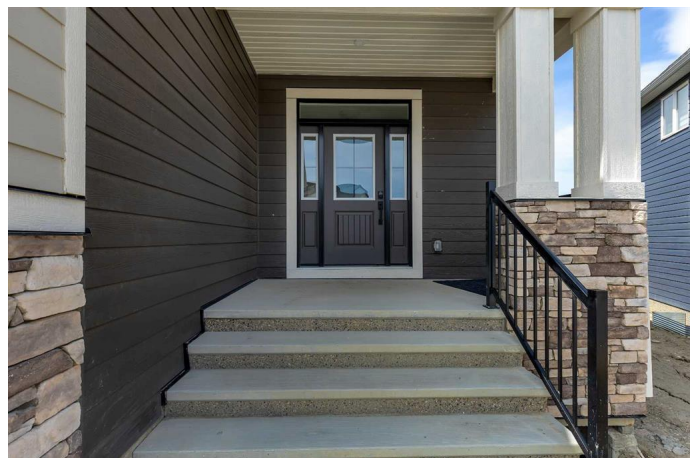
Wildflower, Airdrie, Alberta

Check Out Our YouTube Video! Location, Location, Location!

Welcome to Wildflowerâ€™s Airdrieâ€™s most forward-thinking and amenity-rich community, soon to feature scenic walking trails, peaceful ponds, a school, playgrounds, and the incredible 8,000+ sq ft Hillside Hub, designed to include an outdoor lap pool, hot tub, ice rink, firepit, pickleball courts, event space, and more!

Nestled in this vibrant new neighborhood is a stunning, brand-new 5-bedroom home situated on a massive pie-shaped lot, backing directly onto greenspace with no rear neighbors. This meticulously upgraded residence offers nearly 2,700 sq ft of elegant living space, blending timeless with EYE-CATCHING Traditional Farmhouse exterior elevation.

This beautifully designed home welcomes you with a grand front foyer, 9â€™ ceilings, luxury vinyl plank flooring, and a bright open layout that feels both modern and comfortable. The main floor includes a front office or optional guest bedroom, a 2-piece bathroom, and a custom mudroom with built-in bench and hooksâ€”perfect for keeping things organized. The stylish kitchen is a dream for any home cook, featuring stainless steel appliances, quartz countertops, a built-in oven and microwave, electric cooktop, ceiling-height cabinets, a large island with an undermount sink, tiled backsplash, and a walk-in pantry for extra storage. The dining area leads to a rear door, ready for a future deck that overlooks



peaceful green spaceâ€”perfect for relaxing evenings. The cozy living room includes a gas fireplace with a wood mantle and large windows that bring in lots of natural light. Upstairs offers a large bonus/family room, a luxurious primary bedroom with a spa-like ensuite and a huge walk-in closet, a second bedroom with its own ensuite, two more spacious bedrooms, and a shared bathroom. The basement is unfinished but has high ceilings, 3 big windows, rough-ins, and a separate side entranceâ€”ideal for a future legal suite (SUBJECT TO CITY APPROVAL ), a home gym, or extra family space. Other highlights include energy-efficient features, smart lighting, and a double attached garage with full electrical setup. Located in a very well planned communityâ€”this home offers comfort, style, and convenience for growing families. Book your private showing today with your favorite RealtorÂ®!

Built in 2025

**Essential Information**

MLS® #	A2236287
Price	\$824,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,688
Acres	0.18
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	270 Baneberry Way Sw
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Subdivision	Wildflower
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5M3

### **Amenities**

Amenities	Dog Park, Dog Run, Park, Party Room, Picnic Area, Playground, Recreation Facilities, Community Gardens, Outdoor Pool
Parking Spaces	4
Parking	Concrete Driveway, Covered, Double Garage Attached, Garage Door Opener, Garage Faces Front, See Remarks
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, See Remarks, Washer, Electric Cooktop
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	Dog Run, Garden, Lighting, Other, Playground, Private Entrance, Private Yard, Tennis Court(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, Lawn, Level, No Neighbours Behind, Pie Shaped Lot, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	20
Zoning	R1-U
HOA Fees	1000
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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