\$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!

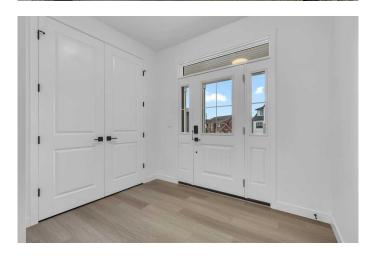
Welcome to Wildflowerâ€"Airdrie's most forward-thinking and amenity-rich community, soon to feature scenic walking trails, peaceful ponds, a school, playgrounds, and the incredible 8,000+ sq ft Hillside Hub, designed to include an outdoor lap pool, hot tub, ice rink, firepit, pickleball courts, event 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, 9' 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 Realtor®!

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

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

Basement Exterior Entry, Full, Unfinished

Yes

Exterior

Has Basement

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

10

Days on Market

Zoning R1-U

HOA Fees 1000

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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