



## 162 Baneberry Way Airdrie Alberta

\$799,900

Welcome to Your Dream Home at 162 Baneberry Way || OPEN HOUSES SATURDAY (17th) AND SUNDAY (18th) || This stunning brand-new 4-bedroom home is a rare gem, offering a WALKOUT basement and backing directly onto serene green space with no neighbours behind for ultimate privacy. Thoughtfully designed with luxurious builder UPGRADES, this residence stands out from the standard models with high-end features that enhance both style and functionality. Step into a beautifully appointed kitchen that invites you to host memorable gatherings with ease. Featuring upgraded appliances, custom cabinetry, a 30-inch Chimney Wall Mount Range Hood, and expansive counter space, it's a chef's delight. Double French doors with glass panels lead to the yard from the walkout basement, creating a seamless connection between indoor and outdoor living spaces. As you ascend to the upper level, you're greeted by a spacious landing perfect for a home office or flexible workspace. The luxurious primary suite enjoys stunning east-facing views over the rolling hills, creating a serene, private retreat that feels like its own wing of the home. On the opposite end, three additional bedrooms offer privacy and comfort, ideal for large families or hosting overnight guests. Every detail of this home reflects quality craftsmanship, including electrical upgrades designed for modern living, no one will be fighting over where to charge up. Outside, the newly landscaped yard with fresh sod offers a perfect backdrop for relaxation or entertaining. Beyond your new front door, the community is designed to elevate your lifestyle with an impressive array of amenities. Explore 5 kilometers of scenic walking trails, dive into Airdrie's first OUTDOOR POOL + HOT TUB, or enjoy year-round fun on the SPORTS COURT and AMENITIES BUILDING for hosting larger parties and keep the mess out of your house. A kids' bike PUMP TRACK add...

Recreational, Games room 25.17 Ft x 33.50 Ft

2pc Bathroom 7.58 Ft x 2.92 Ft

Dining room 12.08 Ft x 11.25 Ft

Foyer 7.67 Ft x 6.58 Ft

Kitchen 13.67 Ft x 9.25 Ft

Living room 12.83 Ft x 13.75 Ft

4pc Bathroom 7.00 Ft x 8.25 Ft

5pc Bathroom 11.42 Ft x 9.83 Ft

Bedroom 10.83 Ft x 10.67 Ft

Bedroom 10.83 Ft x 10.92 Ft

Bedroom 13.58 Ft x 9.25 Ft

Primary Bedroom 12.92 Ft x 13.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Other 7.08 Ft x 6.50 Ft

Other 7.08 Ft x 8.83 Ft