



# 190 Baneberry Way Airdrie Alberta

\$820,000

LUXURY lifestyle awaits in this stunning BRAND NEW & beautifully UPGRADED WALKOUT, backing greenspace in the new Wildflower Neighbourhood! You're welcomed inside by a spacious Foyer w/ an organized front closet, soaring 9' ceilings, and durable LUXURY VINYL PLANK flooring that flows throughout the MODERN OPEN CONCEPT living space. At the Front entrance is a private Home office, and across the hall a 2pc Powder Room. The Kitchen exudes elegance and checks all the boxes, w/ WHITE QUARTZ counters, beautiful tiled backsplash accented by floating wood shelves, ample cupboard space w/ under-cabinet lighting, UPGRADED APPLIANCES that include a GAS STOVE, and microwave drawer! An oversized EAT-UP ISLAND hosting a sink you'll absolutely LOVE, and last but certainly not least - a WALK-THROUGH PANTRY full of organized shelving! Perfect for entertaining, the bright Dining Nook steps outside through a pretty garden door to the back deck, boasting incredible VIEWS through the thoughtfully chosen glass paneled railing. A focal point FIREPLACE highlighted by wood accent mantle & floating shelves makes the Great Room warm & inviting. This main level also boasts a Mud Room w/ convenient built-in bench and hooks. An extra-wide spindled staircase ushers you upstairs to the large Bonus Room, w/ amazing east-facing views. This Primary Suite is a total retreat, super bright and w/ an incredible WALK-IN CLOSET & 5-pc ENSUITE w/ DUAL VANITIES, tile floors, QUARTZ counters, a white tiled O/S WALK-IN SHOWER w/ upgraded black features, AND a soaker tub beneath the window! 2 additional large Bedrooms share a HUGE 4-pc Bathroom w/ oversized vanity & mirror. UPPER FLOOR LAUNDRY is the cherry on top, w/ a window and SINK highlighted by mosaic tile. The Basement offers a versatile opportunity to create the ideal space for YOU, already w/ big windows for the potential Bedrooms and roughed-in plumbi...

2pc Bathroom 3.17 Ft x 7.67 Ft  
 Dining room 14.00 Ft x 10.75 Ft  
 Foyer 6.67 Ft x 6.58 Ft  
 Kitchen 16.42 Ft x 11.92 Ft  
 Living room 15.08 Ft x 14.08 Ft

4pc Bathroom 6.17 Ft x 12.00 Ft  
 5pc Bathroom 13.25 Ft x 9.25 Ft  
 Bedroom 14.67 Ft x 10.25 Ft  
 Bedroom 10.75 Ft x 13.67 Ft  
 Bonus Room 14.00 Ft x 14.42 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Other 7.92 Ft x 7.83 Ft

Office 8.58 Ft x 8.00 Ft

Pantry 8.83 Ft x 7.83 Ft

Laundry room 5.17 Ft x 8.67 Ft

Primary Bedroom 13.00 Ft x 13.25 Ft

Other 9.17 Ft x 7.83 Ft