

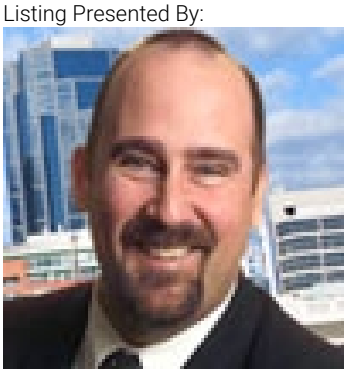
309 Baneberry Way Airdrie Alberta

$739,900

There's something about this home that just feels easy to live in. Maybe it's the warm modern wood tones throughout, the natural light pouring in from every angle, or the open-concept layout that actually feels functional. Located in the award-winning community of Wildflower in Airdrie, this fully finished walkout home offers over 2,750 sq.ft. of developed living space with 5 bedrooms, 3.5 bathrooms, a double attached garage, and a walkout legal basement suite giving you the flexibility for multi-generational living, extra income, or simply more space for a growing family. The main floor has such a clean, welcoming feel with its soft neutral palette, wide plank flooring, and beautifully coordinated finishes. The kitchen is a true focal point with warm wood cabinetry, quartz countertops, stainless steel appliances, subway tile backsplash, and a massive island that naturally becomes the gathering place for morning coffees, homework sessions, and entertaining friends. The dining area feels bright and open thanks to the oversized sliding doors leading out to the upper deck, while the living room offers a cozy place to unwind. Upstairs continues the same thoughtful feel with spacious bedrooms and a comfortable family living space. Downstairs, the fully developed walkout legal suite adds incredible versatility and long-term value. Outside, the fully fenced yard is already complete - one of the biggest perks of buying in a newer community without having to live through the noise, mud, and ongoing construction that usually comes with it. You get the fresh, modern feel of a new neighbourhood while enjoying a more established and finished setting. And then there's Wildflower itself. This isn't your average subdivision. Residents will enjoy access to the Hillside Hub, an incredible 8,000 sq.ft. private amenity centre featuring Airdrie's first outdoor residential pool, hot tub...

4pc Bathroom 8.25 Ft x 5.25 Ft
Bedroom 9.50 Ft x 10.75 Ft
Bedroom 10.08 Ft x 9.25 Ft
Kitchen 10.50 Ft x 2.83 Ft
Recreational, Games room 13.75 Ft x 10.08 Ft
2pc Bathroom 3.00 Ft x 7.67 Ft
Living room 13.83 Ft x 13.00 Ft
Other 8.42 Ft x 5.75 Ft
4pc Bathroom 9.17 Ft x 5.58 Ft
5pc Bathroom 7.58 Ft x 12.17 Ft
Bedroom 11.50 Ft x 9.92 Ft
Bedroom 11.50 Ft x 10.92 Ft

Listing Presented By:



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

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

Dining room 11.17 Ft x 13.00 Ft

Foyer 8.17 Ft x 15.75 Ft

Kitchen 10.17 Ft x 14.00 Ft

Family room 13.25 Ft x 12.00 Ft

Laundry room 7.50 Ft x 5.17 Ft

Primary Bedroom 13.25 Ft x 13.17 Ft