

310 Baneberry Way SW

Airdrie, Alberta

MLS # A2272138



\$659,900



Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,963 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Carpet, Vinyl Plank		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full		LLD: -
Exterior:	Cement Fiber Board, Wood Frame		Zoning: R1-U
Foundation:	Poured Concrete		Utilities: -
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		
Inclusions:	Side entrance, gas stove rough-in, railing		

Welcome home to this stunning brand-new split-level residence featuring timeless farmhouse-inspired architecture with durable Hardie board siding and designer-selected finishes throughout. Step inside and experience spacious modern living with 3 bedrooms, 2.5 bathrooms, and a double attached garage. The open-concept main floor offers a perfect blend of comfort and style, highlighted by high-end finishes and thoughtful details that make this home truly special. Upstairs, you’ll find a large bonus room – ideal for a family lounge, home office, or entertainment area – complete with a private balcony for relaxing outdoors. The primary bedroom boasts a beautifully upgraded ensuite with premium fixtures and finishes. Additional highlights include: • Side entrance for future basement potential or added convenience • Modern upgraded railings for a stylish, open feel • Spacious double car garage Photos are representative.