

\$824,999 - 270 Baneberry Way Sw, Airdrie

MLS® #A2236287

\$824,999

5 Bedroom, 4.00 Bathroom, 2,688 sqft

Residential on 0.18 Acres

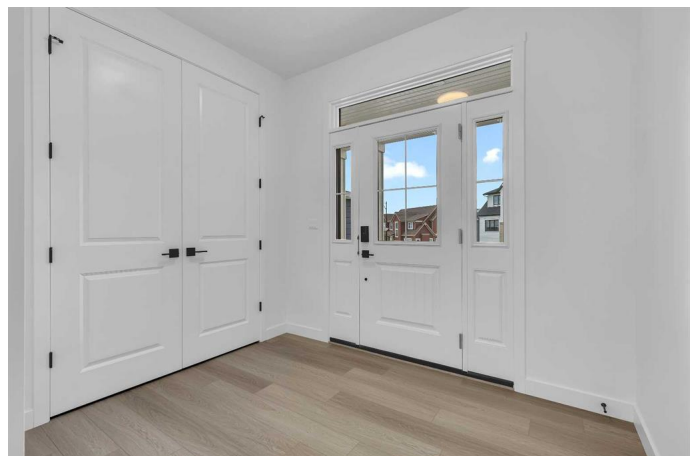
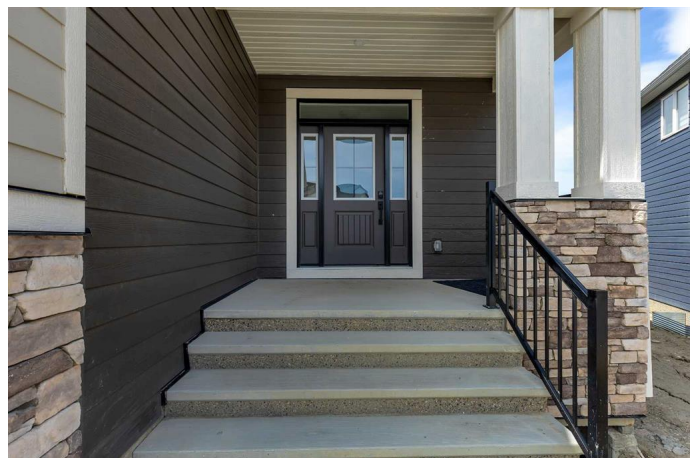
Wildflower, Airdrie, Alberta

Check Out Our YouTube Video! Location, Location, Location!

Welcome to Wildflowerâ€™s Airdrieâ€™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, 9â€™ 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 RealtorÂ®!

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 |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|--|
| 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 |
| Days on Market | 16 |
| Zoning | R1-U |
| HOA Fees | 1000 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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