



**317 Baneberry Way SW  
Airdrie, Alberta**

**MLS # A2309924**



**\$632,999**

<b>Division:</b>	Wildflower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,822 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

WELCOME TO THIS BEAUTIFUL HOUSE WITH WALKOUT BASEMENT. HOUSE OFFERS 3 GOOD SIZE BEDROOMS WITH 2.5 BATH AND A SMALL OFFICE/STORAGE UPSTAIRS. MODERN KITCHEN OFFERS, UPGRADED CABINETRY, STAINLESS STEEL APPIANCES, QUARTZ COUNTERTOP. HAVE COFFEE/TEA ON YOUR DAY OFF ON MAIN FLOOR DECK. WALKOUT BASEMENT IS UNFINISHED, WAITING FOR YOUR PERSONAL TOUCH. ONLY COMMUNITY IN AIRDRIE WHICH OFFERS/WILL OFFER POOL,SPORTS COURT,PICKLEBALL ETC. MUST SEE!!!!1