



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

309 Baneberry Way SW
Airdrie, Alberta

MLS # A2312093



\$769,999

| | | | |
|------------------|---|---------------|------------------|
| Division: | Wildflower | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,962 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Other, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Other, Wood Frame | Zoning: | R1-U |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s) | | |
| Inclusions: | Fridge, Stove, Dishwasher, Microwave, Stacked Washer/Dryer | | |

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, pickleball courts, sport court, playgrounds, fire pits, pump track, walking paths, ponds, and year-round community events. It's the kind of neighbourhood where people actually spend time outside and get to know their neighbours. Modern, functional, income-generating, and set in one of Airdrie's most exciting new communities — this home offers the lifestyle so many buyers are looking for right now!