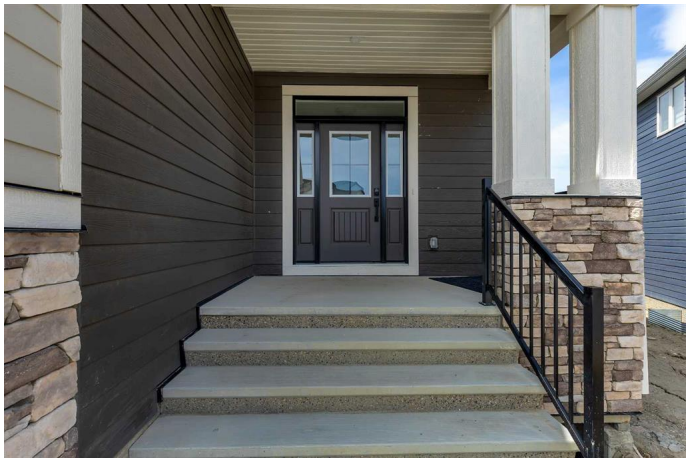
$824,999 - 270 Baneberry Way Sw, Airdrie

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€”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	19
Zoning	R1-U
HOA Fees	1000
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)

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