

# \$714,900 - 322 Baneberry Way Sw, Airdrie

MLS® #A2222916

**\$714,900**

3 Bedroom, 3.00 Bathroom, 2,209 sqft

Residential on 0.08 Acres

Wildflower, Airdrie, Alberta

Brand New Marigold 4 | Rustic Farmhouse | Separate Entrance | Airdrie, AB Welcome to the Marigold 4 – a stunning 2,082 sq ft Rustic Farmhouse-style single-family home designed for modern living. This 3 bed, 2.5 bath home features a main floor study, upper bonus room with covered balcony, and city views—perfect for families. Highlights include:

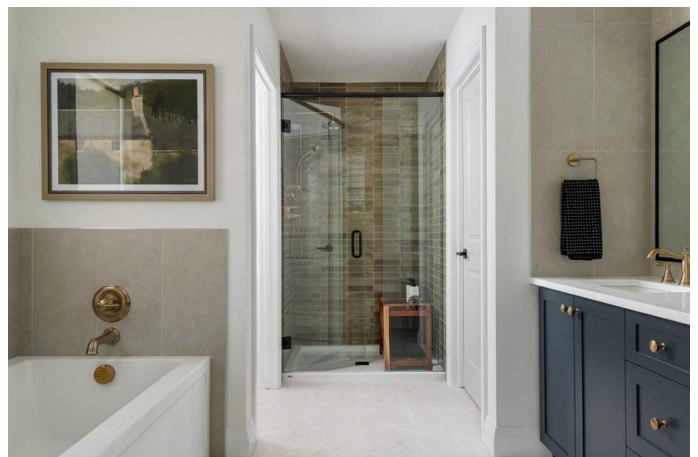
- Front-attached double garage
- Unfinished basement with separate side entrance for potential future development potential
- Open-concept kitchen with gas line rough-in
- Stylish railing throughout
- Luxurious 5-piece ensuite in the primary bedroom
- Bonus room with covered balcony – great for relaxing or entertaining
- Walking distance to Hillside Hub and nearby amenities

This brand new home blends function, flexibility, and rustic charm in one of Airdrie’s most desirable communities. Photos are representative.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2222916  |
| Price          | \$714,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,209     |



|            |             |
|------------|-------------|
| Acres      | 0.08        |
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 322 Baneberry Way Sw |
| Subdivision | Wildflower           |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B3M9               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Recreation Facilities  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters, Walk-In Closet(s), Bathroom Rough-in, Recreation Facilities |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Range, Humidifier                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                       |
| Cooling           | None                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                              |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance               |
| Lot Description   | Back Yard, Close to Clubhouse  |
| Roof              | Asphalt Shingle                |
| Construction      | Wood Frame, Cement Fiber Board |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 83             |
| Zoning         | NA             |
| HOA Fees       | 1000           |
| HOA Fees Freq. | ANN            |

**Listing Details**

Listing Office            Bode Platform Inc.

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