

# \$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 â€” 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 viewsâ€”perfect for families. Highlights include:

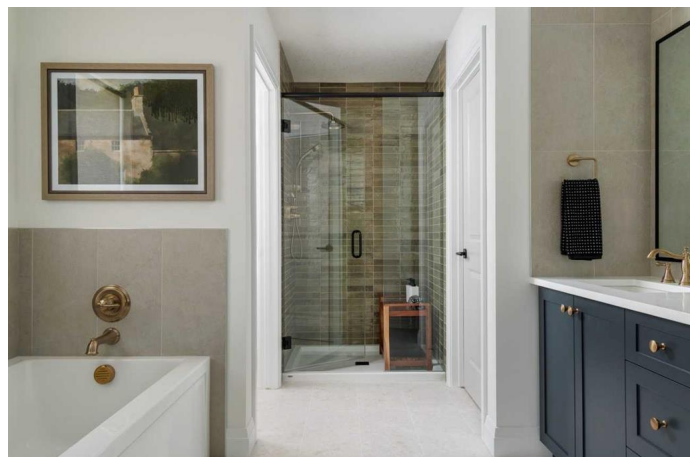
- â€¢ Front-attached double garage
- â€¢ Unfinished basement with separate side entrance for potential future development potential
- â€¢ Open-concept kitchen with gas line rough-in
- â€¢ Stylish railing throughout
- â€¢ Luxurious 5-piece ensuite in the primary bedroom
- â€¢ Bonus room with covered balcony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

This brand new home blends function, flexibility, and rustic charm in one of Airdrieâ€™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	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Recreation Facilities, Separate Entrance, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Humidifier, Microwave, Refrigerator, Washer
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	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	28
Zoning	NA
HOA Fees	1000
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            Bode Platform Inc.

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