

# \$724,500 - 322 Baneberry Way Sw, Airdrie

MLS® #A2222916

**\$724,500**

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.



Main floor  
888 sq. ft.

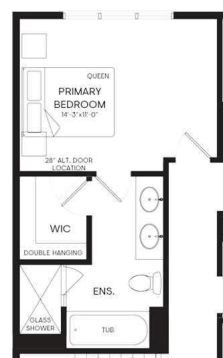
Upper floor  
782 sq. ft.

Basement  
(undeveloped)

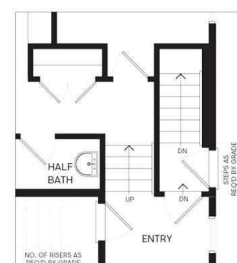
Built in 2025

## Essential Information

MLS® #	A2222916
Price	\$724,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,209



Ensuite upgrade



Side door entry

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, Separate Entrance, Stone Counters, Walk-In Closet(s), Recreation Facilities
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	13
Zoning	NA
HOA Fees	1000
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            Bode Platform Inc.

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