

# \$745,000 - 326 Baneberry Way Sw, Airdrie

MLS® #A2223546

**\$745,000**

4 Bedroom, 4.00 Bathroom, 2,315 sqft

Residential on 0.09 Acres

Wildflower, Airdrie, Alberta

2181 SQFT 4 bedroom 3.5 bath home with separate entrance ready for possession this fall!. Welcome to the Marigold 5! This beautifully designed 4-bedroom, 3.5-bathroom home offers the perfect blend of comfort and style, ideal for growing families or those who love to entertain. With two spacious ensuites, privacy and convenience come built-in, while the additional bonus room provides the flexibility for a home office, playroom, or media space. The open-concept main floor features upscale finishes, including a chimney-style hood fan, a built-in microwave, and railings leading to the second floor, adding a touch of elegance throughout. Thoughtfully laid out with both function and flow in mind, the Marigold 5 offers a modern living experience in every corner. Wildflower residents get access to the Hillside Hub which offers a wide range of resort-style amenities, including Airdrie's™ first outdoor pool! This is a community where neighbours connect, and opportunities for recreation and relaxation are endless. Photos are representative.

Built in 2025

## Essential Information

MLS® # A2223546

Price \$745,000

Bedrooms 4

Bathrooms 4.00



Full Baths	3
Half Baths	1
Square Footage	2,315
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	326 Baneberry Way Sw
Subdivision	Wildflower
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5M3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s), Bar, Bathroom Rough-in, Low Flow Plumbing Fixtures, Recreation Facilities, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Microwave, Range Hood, Refrigerator, Washer, Bar Fridge, Gas Water Heater, Humidifier
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Close to Clubhouse, Street Lighting

Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	97
Zoning	TBD
HOA Fees	1000
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Bode Platform Inc.
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