

\$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:

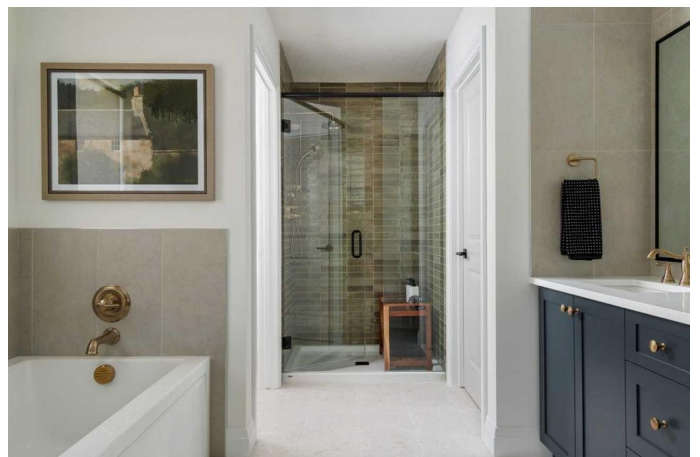
- â€¢ Front-attached double garage
- â€¢ Unfinished basement with separate side entrance for potential future development potential
- â€¢ Open-concept kitchen with gas line rough-in
- â€¢ Stylish railing throughout
- â€¢ Luxurious 5-piece ensuite in the primary bedroom
- â€¢ Bonus room with covered balcony 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 | 42 |
| Zoning | NA |
| HOA Fees | 1000 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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