

# \$725,000 - 326 Baneberry Way Sw, Airdrie

MLS® #A2223546

**\$725,000**

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     | \$725,000 |
| 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 | Bar, Bathroom Rough-in, Built-in Features, Stone Counters, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recreation Facilities, Soaking Tub, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Range, Freezer, Gas Water Heater, Humidifier, Microwave, Refrigerator, Range Hood, Washer                                                                                      |
| 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 | Cement Fiber Board, Stone, Wood Frame |
| Foundation   | Poured Concrete                       |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 155            |
| Zoning         | TBD            |
| HOA Fees       | 1000           |
| HOA Fees Freq. | ANN            |

**Listing Details**

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

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