# \$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 162
Zoning TBD
HOA Fees 1000
HOA Fees Freq. ANN

# **Listing Details**

Listing Office Bode Platform Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.