

**326 Baneberry Way SW**  
**Airdrie, Alberta**

**MLS # A2223546**



**\$745,000**

<b>Division:</b>	Wildflower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,315 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recreation Facilities, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

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.