



**GRASSROOTS**  
REALTY GROUP

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**322 Baneberry Way SW  
Airdrie, Alberta**

**MLS # A2222916**



**\$714,900**

<b>Division:</b>	Wildflower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,209 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse		

<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, Wood Frame	<b>Zoning:</b>	NA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Recreation Facilities, Separate Entrance, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Brand New Marigold 4 | Rustic Farmhouse | Separate Entrance | Airdrie, AB Welcome to the Marigold 4 – 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 views—perfect for families. Highlights include: • Front-attached double garage • Unfinished basement with separate side entrance for potential future development potential • Open-concept kitchen with gas line rough-in • Stylish railing throughout • Luxurious 5-piece ensuite in the primary bedroom • Bonus room with covered balcony – great for relaxing or entertaining • Walking distance to Hillside Hub and nearby amenities This brand new home blends function, flexibility, and rustic charm in one of Airdrie’s most desirable communities. Photos are representative.