



GRASSROOTS
REALTY GROUP

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**326 Baneberry Way SW
Airdrie, Alberta**

MLS # A2223546



\$729,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	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)		
Inclusions:	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.