



GRASSROOTS
REALTY GROUP

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322 Baneberry Way SW
Airdrie, Alberta

MLS # A2222916



\$714,900

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

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