



GRASSROOTS
REALTY GROUP

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299 Marmot Grove NW
Calgary, Alberta

MLS # A2244511



\$849,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,540 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Walk-In Closet(s)		

Inclusions: N/A

The Lawson ZLL by Trico Homes is a modern front-drive garage home near parks and green space. It features a walkout basement with a separate entry—ideal for potential future development. The main floor has a spice kitchen, flex room, and a bedroom with a full bath and standing shower. Upstairs includes four bedrooms, three full bathrooms, and a central bonus room, including a luxurious 5-piece ensuite in the owner’s retreat. Located in Glacier Ridge, a prestigious Northwest community with mature trees, resort-style lighting, and proximity to established amenities. Photos are representative.