



GRASSROOTS
REALTY GROUP

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38 Marmot Passage NW
Calgary, Alberta

MLS # A2248387



\$859,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,534 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, 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, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

This beautifully designed home in Pine Creek backs onto a serene wetland and features a walkout basement. The main floor offers a bright, south-facing kitchen overlooking the wetland, along with a versatile flex room to meet changing needs. Upstairs, you'll find three spacious bedrooms, including a stunning owner's bedroom, and a central bonus room for family time. This home blends modern comfort with scenic surroundings, perfect for families seeking space and flexibility. Photos are representative. Pine Creek offers the charm of nature with the convenience of nearby amenities. Photos are representative.