



GRASSROOTS
REALTY GROUP

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264 Marmot Grove NW
Calgary, Alberta

MLS # A2260366



\$669,900

| | | | |
|------------------|-------------------|---------------|------------------|
| Division: | Glacier Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,813 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Central, Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home | | |

Inclusions: N/A

*****BRAND NEW**** Welcome to this Brand New Upgraded Exceptional 4 Bedroom and 3 Full bathroom move in Home! with 1813 Sq/Ft of living space in the community of Glacier Ridge. Abundant natural light throughout the home from the many over sized windows, Stunning living area , Full Bathroom, Large Flex room and formal dining space and open sight lines to the kitchen. The spectacular gourmet kitchen and living space is built for entertaining, boasting farmhouse style cabinetry , Good size central island, Quartz counter tops, French door fridge and Large pantry . The atrium nook with large sun filled windows supply plenty of sunlight throughout the main floor and wide open staircase leads you to the second floor where you will find an Large Bonus room and 3 generous sized bedrooms. The impressive over sized master retreat contains a large walk in closet. over sized shower with glass door, custom vanity with dual sinks with quartz countertops and tile floor. Other 2 bedrooms share the main bathroom which features a bathtub, a custom vanity and tile floor. The quiet backyard offers great privacy. This family-oriented community has access to the best schools, Great location just steps away from school and shopping. Don't miss this move in home!