



**GRASSROOTS**  
REALTY GROUP

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**17 Marmot Passage NW**  
**Calgary, Alberta**

**MLS # A2263666**



**\$869,900**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,525 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Separate/Exterior Entry, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** \$7600 Appliance allowance to be used through the Builder's supplier.

Welcome to 17 Marmot Passage NW, where modern design meets family functionality in the heart of Glacier Ridge - one of northwest Calgary's most sought-after new communities. Built by Cedarglen Homes, this is the showstopping three-storey Carbon model offering 2,525 sq ft of beautifully designed living space, complete with 4 bedrooms, 3.5 bathrooms, a third-floor loft, and a covered balcony - perfect for families who want it all. From the moment you walk through the front door, you'll notice how every detail feels elevated. The main floor welcomes you with 8 doors, upgraded black hardware, and luxury vinyl plank flooring that flows seamlessly throughout the open layout. The great room is bright and airy with large windows and a sleek electric fireplace, while the chef-inspired kitchen is the true heart of the home featuring two-tone cabinetry, quartz countertops, a full working kitchen, and gas lines to both the range and BBQ. Whether you're hosting a dinner party or a quiet night in, the dining nook and rear deck create an effortless indoor-outdoor flow. Upstairs, the primary retreat offers a peaceful escape with a large walk-in closet and a spa-like ensuite finished with tiled walls and an upgraded shower glass door. Two additional bedrooms, a full bathroom, upper-floor laundry, and a spacious bonus room ensure everyone has space to relax, work, or play. And just when you think you've seen it all - head up to the third-floor loft. This flexible space with its own covered balcony is where you'll unwind after a long day, enjoy morning coffee in the sunshine, or set up your dream home office or media room. A 4th bedroom resides on this level, along with another 4 pc bathroom. It's the perfect blend of comfort, creativity, and style. The side entrance and unfinished basement also make this home

future-ready, with rough-ins for a secondary suite (subject to permitting and approval by the city) - offering both flexibility and long-term value. Outside your doorstep, Glacier Ridge invites you to live a lifestyle that balances nature, convenience, & community. Walk or bike through the beautifully designed pathways and green spaces, spend weekends exploring nearby parks and playgrounds, or take a quick drive to Creekside Shopping Centre, Beacon Hill, or Evanston Towne Centre for all your favourite shops, caf&eacute;s, and everyday essentials. With schools, recreation areas, and future amenities continuing to grow, this is a community where families truly thrive. Available for immediate possession, this exceptional home blends luxury, practicality, & connection in one of Calgary&rsquo;s most exciting northwest neighbourhoods. Come experience the thoughtful design and lasting quality of Cedarglen Homes and make Glacier Ridge your next chapter.