



**GRASSROOTS**  
REALTY GROUP

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**174 Marmot Green NW  
Calgary, Alberta**

**MLS # A2273836**



**\$539,900**

**Division:** Glacier Ridge

**Type:** Residential/Duplex

**Style:** 2 Storey, Attached-Side by Side

**Size:** 1,400 sq.ft. **Age:** 2025 (1 yrs old)

**Beds:** 3 **Baths:** 2 full / 1 half

**Garage:** Parking Pad

**Lot Size:** 0.06 Acre

**Lot Feat:** Back Lane, Rectangular Lot

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	N/A		

Welcome to this modern Morrison Homes 3-bedroom duplex in the sought-after community of Glacier Ridge. The main floor offers an inviting living area with an electric fireplace, knock-down ceilings, vinyl flooring, and a stylish kitchen complete with a central island, pantry, quartz countertops, a built-in microwave, and a fridge with a water line. A half bath on this level provides added convenience for guests. Upstairs features three generous bedrooms including the primary bedroom with its own 4-piece ensuite, plus a second 4-piece bathroom and a convenient laundry area. The basement includes a separate side entrance, a 9&rsquo; foundation, and rough-ins for a future suite (a secondary suite would be subject to approval and permitting by the city/municipality) offering excellent potential for added living space or income generation. Outside, you&rsquo;ll find a deck with a built-in gas line for your BBQ, plus a gravel parking pad providing easy off-street parking. Glacier Ridge Village is expected to open in 2026 and will feature a skating ribbon, walking paths, basketball courts, an all-ages playground, spray park, tennis court, ice rink, patio spaces, firepit, and a toboggan hill. Inside, residents will enjoy a gymnasium, rentable rooms for programs and private events, banquet space, and welcoming seating and gathering areas. Located in one of Calgary&rsquo;s newest and most desirable communities, this home blends modern comfort with exceptional future amenities.