



**29 Marmot Passage NW  
Calgary, Alberta**

**MLS # A2281142**



**\$783,000**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,168 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<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	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** none

Welcome to this stunning 2025 newly built home in the highly sought-after Glacier Ridge community. Step into a spacious and welcoming foyer with direct access from the oversized 19' x 22' attached garage. To the left, you'll find a convenient 4-piece guest bathroom and a versatile flex room—ideal as a home office or a fourth bedroom, perfect for extended family or visiting guests. The main floor features a bright open-concept layout, seamlessly connecting the living room, kitchen, and dining area, with access to your deck and a south-facing backyard that floods the home with natural light. The modern kitchen is equipped with brand-new 2025 stainless steel LG appliances and a built-in microwave, while the spacious living room offers a sleek linear electric fireplace—perfect for cozy winter evenings. Upstairs, enjoy a generous primary bedroom with a luxurious 5-piece ensuite, two well-sized additional bedrooms, and a full main bathroom. A second-floor laundry room adds everyday convenience—no more hauling laundry up and down the stairs. The unfinished basement features a separate side entry and legal suite rough-ins, offering excellent potential for a future suite subject to approvals and permitting by the municipality. This space could also be used for a home based business. Glacier Ridge is an exceptional master-planned community spanning 832 acres with over 10 km of walking trails and an impressive community center. Outdoor amenities include a skating ribbon, walking paths, basketball courts, playgrounds for all ages, spray park, tennis courts, ice rink, patio spaces, firepits, and a toboggan hill. Inside, residents enjoy a gymnasium, rentable program rooms, banquet space, and gathering areas for private events. Conveniently located near major shopping centers such as Beacon Hill,

with retailers including Costco, Canadian Tire, and H-Mart, and with quick access to Stoney Trail for easy commuting across the city. Don't miss this incredible opportunity in a desirable community—book your private showing today!