



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

11 Marmot Way NW
Calgary, Alberta

MLS # A2281241



\$639,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,493 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Private,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Smart Home, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning 2024 Jayman BUILT detached home, perfectly positioned on a corner lot with exceptional curb appeal and everyday convenience. Offering 3 bedrooms, 2.5 bathrooms, and a detached double garage, this home is packed with thoughtful upgrades and energy-efficient features throughout. Step inside to be greeted by soaring 10-foot ceilings at the entry with massive windows flooding the space with natural light, transitioning to 9-foot ceilings throughout the main level and upstairs, creating a bright and open atmosphere with dark waterproof laminate covering every inch of the main floor. The main living space features a tiled bump-out with a sleek electric fireplace, contrasting beautifully against the bright kitchen. The kitchen is finished with a chimney-style hood fan, quartz countertops contrasting against the bright white mosaic backsplash, and modern black hardware, creating a cohesive, bold, and contemporary look. Up the stairs, an additional window above the staircase floods the home with natural light. The primary suite impresses with a dual vanity and walk-in shower. Built with efficiency in mind, the home includes triple-pane windows and 10 solar panels to keep your bills low! Outside, enjoy ample parking thanks to the corner-lot in front of the home and beside, as well as easy street-side access to the garage, with no long alley drives required. Located just minutes from Shaganappi Trail, this home offers quick access to major routes, numerous shopping options, and a range of amenities. A perfect blend of modern design, smart upgrades, and everyday functionality, this home truly checks all the boxes! Contact your favourite realtor today for a tour; this one won't last long!