



GRASSROOTS
REALTY GROUP

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

267 Marmot Grove NW
Calgary, Alberta

MLS # A2283921



\$870,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,377 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to The Emerald in Glacier Ridge, a move-in-ready quick possession by Shane Homes with thoughtful upgrades throughout. This custom build features a walkout basement, full deck, and oversized windows that bring in exceptional natural light. The main floor offers a gourmet kitchen with upgraded appliances, a separate spice kitchen, full bathroom, and a flex room ideal for a home office or guest space. The garage is roughed in for a potential future heater, adding everyday practicality. Upstairs, enjoy a vaulted bonus room with skylight, two well-sized bedrooms, and a private owner's bedroom complete with a 5-piece ensuite and walk-in closet. Both secondary bedrooms include walk-in closets, and a dedicated laundry room completes the upper level. The walkout basement includes a separate entrance and rough-ins for potential future development, offering strong long-term flexibility for growing families. A well-designed home in a growing NW community, ready for immediate possession. Photos are representative.