



**GRASSROOTS**  
REALTY GROUP

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**267 Marmot Grove NW  
Calgary, Alberta**

**MLS # A2283921**

**\$870,000**



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

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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.