

218 MARMOT Walk, Calgary T3R 2B7

MLS®#: **A2150897** Area: **Glacier Ridge** Listing Date: **07/18/24** List Price: **\$754,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,783 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,855**
 Low Sqft:
 Ttl Sqft: **1,855**

DOM

60
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Alley Access,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
 Int Feat: **Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Smart Home,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	8`3" x 10`10"
2pc Bathroom	Main	5`10" x 5`0"
Great Room	Main	16`0" x 10`7"
Bedroom	Upper	10`1" x 11`0"
Laundry	Upper	6`8" x 3`4"
4pc Bathroom	Upper	9`1" x 6`0"

Room	Level	Dimensions
Dining Room	Main	14`0" x 9`8"
Den	Main	10`1" x 9`4"
Bedroom - Primary	Upper	16`0" x 11`5"
Bedroom	Upper	10`1" x 11`0"
4pc Ensuite bath	Upper	6`8" x 10`8"
Loft	Upper	8`2" x 9`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311588

Remarks

Pub Rmks: **** ALERT - NEW MORTGAGE INFO ** This home qualifies for the 30-year amortization for first-time buyers' mortgages ** Jayman Financial Brokers now available to sign-up ** Exquisite & beautiful, you will be impressed by Jayman BUILT's KOOTENAY model currently being built in the up & coming Northwest community of Glacier ridge. A lovely new neighborhood with parks and playgrounds welcomes you into a thoughtfully planned living space featuring craftsmanship & design. Offering a unique open floor plan featuring outstanding design for the most discerning buyer! Boasting a stunning GOURMET kitchen with beautiful centre island with Flush Eating Bar & Sleek stainless-steel appliances including a KITCHENAID French Door refrigerator with both water and icemaker, built-in wall oven/microwave combo, 36" gas cooktop and a designer BROAN power-pack built-in cabinet hood fan flowing nicely into the adjacent spacious dining room. All creatively overlooking the main living area with a bonus flex/den space nicely situated in the rear of the home overlooking the back yard-ideal for your home office. Discover the upper level nicely accented with an open to below feature where you will enjoy a lovely loft, full bath, convenient 2nd floor laundry and three sizeable bedrooms with the Primary Suite including a walk-in closet and 4pc en suite with dual vanities and oversized shower. The lower level offers 3 pc rough in for future development and awaits your great design ideas - Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Elegant QUARTZ counter tops throughout, Triple Pane Windows and Smart Home Technology Solutions! Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC insured financing. Click on the icon below to find out how much you can save! Show Home Hours: Monday to Thursday: 2:00pm to 8:00pm, Saturday and Sunday: 12:00pm to 5:00pm.Call to book your viewing today!**

Inclusions: **N/A**
Property Listed By: **Jayman Realty Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





