



THE
A-TEAM

**RE/MAX
FIRST**

109 MARMOT Walk, Calgary T3R 2B6

MLS®#: **A2150923** Area: **Glacier Ridge** Listing Date: **07/24/24** List Price: **\$719,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,788 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,631**
 Low Sqft:
 Ttl Sqft: **1,631**

DOM

54
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**

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: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**
 Int Feat: **Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Smart Home,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`5" x 13`7"
2pc Bathroom	Main	5`3" x 5`0"
Bedroom - Primary	Upper	16`0" x 11`7"
Bedroom	Upper	10`1" x 11`0"
3pc Ensuite bath	Upper	5`0" x 9`2"
Walk-In Closet	Upper	8`6" x 7`0"

Room	Level	Dimensions
Dining Room	Main	14`0" x 10`6"
Great Room	Main	16`0" x 12`0"
Bedroom	Upper	10`1" x 11`0"
Laundry	Upper	3`10" x 5`0"
4pc Bathroom	Upper	9`2" x 5`3"

Title:
Fee Simple
 Legal Desc:

2311588

Zoning:
R-G

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 BANFF with SIDE ENTRANCE model currently being built in the up-and-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 an outstanding design for the most discerning buyer! It boasts a stunning GOURMET kitchen with a beautiful center island with a Flush Eating Bar & Sleek stainless-steel appliances, including a WHIRLPOOL French Door refrigerator with icemaker, an Electric slide smooth top range, a Panasonic microwave with a trim kit, a designer Broan hood fan insert flowing nicely into the adjacent spacious dining room. All are creatively overlooking the main living area, complimented with a stylishly covered veranda and your front modern mountain-style elevation. You can look at the upper level, where you will enjoy a full bath, convenient 2nd-floor laundry, and three sizeable bedrooms with the Primary Suite, including a walk-in closet and 3pc ensuite with oversized shower. The lower level offers a 3 pc rough-in for future development. It awaits your fantastic design ideas - Enjoy the lifestyle you & your family deserve in a beautiful 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.**

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





