



THE
A-TEAM

**RE/MAX
FIRST**

92 MARMOT Way, Calgary T3R1S6

MLS®#: **A2164643** Area: **Glacier Ridge** Listing Date: **09/10/24** List Price: **\$774,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,830 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,822**
 Low Sqft:
 Ttl Sqft: **1,822**

DOM

9
Layout
 Beds: **5 (3 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **0**

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom Nook	Main	0`0" x 0`0"	Great Room	Main	13`0" x 13`0"
3pc Ensuite bath	Main	13`0" x 8`6"	Bedroom - Primary	Upper	11`0" x 12`0"
Bedroom	Upper	0`0" x 0`0"	Bonus Room	Upper	13`8" x 10`6"
Bedroom	Upper	9`8" x 9`8"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Upper	9`0" x 10`0"	Bedroom	Basement	9`8" x 10`0"
Bedroom	Basement	9`7" x 9`0"	Living Room	Basement	10`2" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311588

Zoning:
R-G

Remarks

Pub Rmks:

This homesite is a walk-out basement with a two-bedroom Legal Suite and separate entrance. The model features a Main floor flex-room & full bath anchored by the large kitchen. The upper floor features a large owners bedroom completed by a 3pc Ensuite, Central bonus room, 2 bedrooms with a secondary full bath & laundry room. Glacier Ridge offers a rare chance for families to live in a new prestigious new Northwest community that feels nostalgic. There's room to grow, live and play among the mature tree-lined streets where resort-inspired street lights warm the fronts of meticulously designed craftsman, prairie and mountain inspired homes. Best of all, it's adjacent to established communities which means all your go-to amenities and favourite destinations are just a short drive away. Photos are representative.

Inclusions:
Property Listed By:

N/A
Bode Platform Inc.

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

