

**121 MARMOT Walk, Calgary T3R 2B6**

MLS®#: **A2165505** Area: **Glacier Ridge** Listing **09/12/24** List Price: **\$714,900**  
 Status: **Active** County: **Calgary** Change: **-\$20k, 08-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2023** Abv Sqft: **1,796**  
Lot Information Low Sqft:  
 Lot Sz Ar: **3,552 sqft** Ttl Sqft: **1,796**  
 Lot Shape:

DOM

**69**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 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** Construction:  
 Heating: **Forced Air,Natural Gas** **Stone,Vinyl Siding,Wood Frame**  
 Sewer: Flooring:  
 Ext Feat: **None** **Carpet,Laminate,Vinyl**  
 Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,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)**

Room Information

| Room              | Level | Dimensions     | Room         | Level | Dimensions     |
|-------------------|-------|----------------|--------------|-------|----------------|
| Kitchen           | Main  | 13`0" x 9`3"   | Dining Room  | Main  | 11`0" x 9`5"   |
| 3pc Bathroom      | Main  | 8`7" x 5`11"   | Great Room   | Main  | 14`11" x 10`0" |
| Bedroom - Primary | Upper | 14`11" x 11`0" | Bedroom      | Upper | 9`6" x 10`3"   |
| Bedroom           | Upper | 11`0" x 9`0"   | Laundry      | Upper | 3`9" x 6`0"    |
| 4pc Ensuite bath  | Upper | 12`3" x 6`0"   | 4pc Bathroom | Upper | 11`8" x 5`3"   |
| Walk-In Closet    | Upper | 11`8" x 5`8"   | Bedroom      | Main  | 8`8" x 10`2"   |







