

## 129 MARMOT Walk, Calgary T3R 2B6

MLS®#:	A2165710	Area:	Glacier Ridge	Listing Date:	09/13/24	List Price: <b>\$709,900</b>	
Status:	Active	County:	Calgary	Change:	-\$10k, 06-Dec	Association: Fort McMurray	
				<u>General In</u>	formation		DOM



eral Information	<u>n</u>			DOM	
Type:	Residential			141	
Туре:	Detached			<u>Layout</u>	
Town:	Calgary	Finished Floor Are	<u>ea</u>	Beds:	4 (4 )
Built:	2023	Abv Sqft:	1,905	Baths:	3.0 (3 0)
<u>nformation</u>		Low Sqft:		Style:	2 Storey
Sz Ar:	3,552 sqft	Ttl Sqft:	1,905		
Shape:				Parking	
				Ttl Park:	2
				Garage Sz:	2
SS:				Galage 52.	
eat:	Back Lane,Rectangular Lot				
Feat:	Alley Access, Off Street, Parking Pad				

Utilities and Features

Roof:     Asphalt Shingle       Heating:     Forced Air,Natural Gas				Construction: Vinyl Siding,Wood Fran	ne		
Sewer: Ext Feat:	None			5	Flooring: Carpet, Laminate, Vinyl		
Litt out				Water Source:			
					Fnd/Bsmt:		
	Poured Concrete						
Kitchen Appl:		Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator 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)					
Int Feat: Utilities:		Kitchen Island,Low Fl			orplan,Pantry,Quartz Counter	rs,Smart Home,Tankless Hot Water,Vinyl	
Utilities:		Kitchen Island,Low Fl Windows,Walk-In Clos	set(s)	Room Information			
Utilities:		Kitchen Island,Low FI Windows,Walk-In Clos Level	set(s) Dimensions	Room Information	Level	Dimensions	
Utilities: 		Kitchen Island,Low Fl Windows,Walk-In Clos	set(s)	Room Information			
Utilities: 		Kitchen Island,Low FI Windows,Walk-In Clos Level Main	<u>Dimensions</u> 13`0" x 9`3"	Room Information           Room           Dining Room	<u>Level</u> Main	Dimensions 11`0" x 9`5"	
Utilities: Room Kitchen 3pc Bathroom		Kitchen Island,Low FI Windows,Walk-In Clos Level Main Main	<u>Dimensions</u> 13`0" x 9`3" 8`7" x 5`11"	Room Information           Room           Dining Room           Great Room	<u>Level</u> Main Main	Dimensions 11`0" x 9`5" 14`11" x 10`0"	
Utilities: Room Kitchen 3pc Bathroom Bedroom - Prin	imary	Kitchen Island,Low FI Windows,Walk-In Clos Level Main Main Upper	Dimensions           13`0" x 9`3"           8`7" x 5`11"           14`11" x 11`0"	Room Information           Room           Dining Room           Great Room           Bedroom	<u>Level</u> Main Main Upper	Dimensions 11`0" x 9`5" 14`11" x 10`0" 9`6" x 10`3"	

Pantry	Main	5`1" x 5`11"
		Legal/Tax/Financial
Title: Fee Simple		Zoning: R-G
Legal Desc:	2311588	Remarks
Pub Rmks: Inclusions: Property Listed By:	of Glacier Ridge. A lo Offering a unique op island with a Flush E maker, a KitchenAid spacious dining room elevation. To comple prefer no stairs. You including a walk-in c home for everyone t family deserve in a b Canada standard, wi Hot Water Heater, b Professionally Desig Double Side Yard, Fo rebate. Help your cli Click on the icon bel	II, you will be impressed by Jayman BUILT's YOHO with SIDE ENTRANCE model currently being built in the up-and-coming Northwest community ovely new neighborhood with parks and playgrounds welcomes you into a thoughtfully planned living space featuring craftsmanship & design. Deen floor plan featuring an outstanding design for the most discerning buyer! It boasts a stunning GOURMET kitchen with a beautiful center (ating Bar & Sleek stainless-steel appliances, including a KitchenAid 36" gas cooktop, counter Depth French Door with Internal Water and Ice 30" Built in Wall Oven with microwave combo and Broan BBN3306SS power pack built-in cabinet hoodfan flowing nicely into the adjacent n. All are creatively overlooking the main living area, complimented with a stylishly covered veranda and your front Modern Farmhouse exterior ete the this level you have a main floor bedroom located at the rear of the home with a 3pc full bath for additional family members or those who a 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, closet and 4pc ensuite with oversized shower with sliding glass door and dual vanities. The Bonus Room adds an additional living space to the to enjoy. The lower level offers a 3 pc rough-in for future development and awaits your fantastic design ideas - Enjoy the lifestyle you & your beautiful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen ith an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High-Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless eautiful QUARTZ counter tops throughout, Triple Pane Windows and Smart Home Technology Solutions! Additional features include a med Alabaster Colour Palette, Convenient Side Entrance, 12' x 10' Rear Deck, Raised 9' Basement Ceiling Height, Rear Concrete Parking Pad, ully Landscaped Front Yard and Park-Facing Covered Front Porch. Save \$\$\$ thousands:



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