



THE
A-TEAM

**RE/MAX
FIRST**

206 MARMOT Walk, Calgary T3R 2B6

MLS®#: **A2169943** Area: **Glacier Ridge** Listing Date: **10/03/24** List Price: **\$729,900**
 Status: **Pending** County: **Calgary** Change: **-\$20k, 08-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,546 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,899**
 Low Sqft:
 Ttl Sqft: **1,899**

DOM

26
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**
 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**
 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"







