



THE
A-TEAM

**RE/MAX
FIRST**

226 MARMOT Walk, Calgary T3R 2B7

MLS®#: **A2171632** Area: **Glacier Ridge** Listing **10/11/24** List Price: **\$689,900**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 06-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2023** Abv Sqft: **1,772**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,788 sqft** Ttl Sqft: **1,772**
 Lot Shape:

DOM

103
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,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: **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	14`11" x 11`5"
2pc Bathroom	Main	5`3" x 5`2"
Bedroom - Primary	Upper	15`11" x 11`7"
Bedroom	Upper	10`1" x 10`7"
4pc Ensuite bath	Upper	12`6" x 5`5"
Loft	Upper	7`0" x 10`2"

Room	Level	Dimensions
Dining Room	Main	13`5" x 11`6"
Great Room	Main	15`11" x 15`5"
Bedroom	Upper	10`1" x 10`7"
Laundry	Upper	6`8" x 3`4"
4pc Bathroom	Upper	8`7" x 5`6"
Walk-In Closet	Upper	7`6" x 8`8"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-G

2311588

Remarks

Pub Rmks: ****CONVENIENT SIDE ENTRY**PARK FACING**STUNNING SPLIT LEVEL DESIGN**Exquisite & beautiful, you will be impressed by Jayman BUILT's Jasper model currently being built in the up & 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 outstanding design for the most discerning buyer! Boasting a stunning GOURMET kitchen with beautiful centre island with Flush Eating Bar & Sleek stainless-steel appliances including a WHIRLPOOL French Door refrigerator with icemaker, Electric slide in smooth top range, Panasonic microwave with trim kit and designer Broan hood fan insert with modern flat wood shroud flowing nicely into the adjacent spacious dining room complimented with an iron spindle railing. All nicely overlooking the lower Great Room with soaring 11 ft ceiling height. Discover the upper level where you will enjoy a full bath, convenient 2nd floor laundry and three sizeable bedrooms with the Primary Suite including a huge walk-in closet and 4pc en suite with oversized shower and dual vanities. A spacious centralized loft adds an additional living space for the whole family to enjoy. The lower level offers 3 pc rough in for future development and awaits your great design ideas - Enjoy the lifestyle you & your family deserve in a wonderful 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 in the Kitchen and baths, 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 a 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









