



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2171691**      Area: **Glacier Ridge**      Listing Date: **10/11/24**      List Price: **\$714,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      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: **1,795**  
 Low Sqft:  
 Ttl Sqft: **1,795**

DOM

**18**  
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

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 9`3"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`7" x 5`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`11" x 11`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 9`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>12`3" x 6`0"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>11`8" x 5`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 9`5"</b>
<b>Great Room</b>	<b>Main</b>	<b>14`11" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`6" x 10`3"</b>
<b>Laundry</b>	<b>Upper</b>	<b>3`9" x 6`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>11`8" x 5`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`8" x 10`2"</b>













