



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**19 MARMOT Way, Calgary T3R 2C1**

MLS®#: **A2185367**      Area: **Glacier Ridge**      Listing Date: **01/06/25**      List Price: **\$649,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,199 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,351**  
 Low Sqft:  
 Ttl Sqft: **1,351**

DOM

**16**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Additional Parking,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Subfloor,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`6" x 12`10"
2pc Bathroom	Main	9`0" x 5`2"
Dining Room	Main	13`2" x 9`5"
Bedroom	Second	10`8" x 10`2"
4pc Ensuite bath	Second	7`9" x 4`11"
Walk-In Closet	Second	4`2" x 5`1"
Bedroom	Suite	12`4" x 8`7"

Room	Level	Dimensions
Foyer	Main	7`6" x 5`6"
Kitchen	Main	13`1" x 9`2"
Bedroom - Primary	Second	12`6" x 13`8"
Bedroom	Second	10`5" x 9`8"
4pc Bathroom	Second	7`8" x 4`11"
Living/Dining Room Combination	Suite	16`6" x 12`1"
Den	Suite	8`0" x 8`8"

<b>Kitchen</b>	<b>Suite</b>	<b>7' 6" x 9' 11"</b>	<b>3pc Bathroom</b>	<b>Suite</b>	<b>5' 10" x 6' 8"</b>
			Legal/Tax/Financial		

Title:  
**Fee Simple**  
 Legal Desc: **2311588**

Zoning:  
**R-G**

Remarks

Pub Rmks: **ATTENTION INVESTORS AND FIRST-TIME HOME BUYERS!!! Welcome to this bright and modern detached home in the NW community of Glacier Ridge, with IMMEDIATE POSSESSION available! This 4-bedroom + den, 3.5-bath house offers over 1,953 SQFT of livable space. Built in 2024, this Nova Model by Morrison Homes comes with a NEW HOME WARRANTY, providing peace of mind with coverage for 1, 2, 5, and 10 years. This beautifully designed 1,351 SQFT home features 3 bedrooms and 2.5 bathrooms above grade, offering exceptional quality and modern finishes. Upon entering, you'll notice a spacious entryway with a large closet. The home boasts luxurious quartz countertops throughout and a combination of LVP (luxury vinyl plank) and carpet flooring. Every room is thoughtfully illuminated with flush-mount ceiling lights. As you step into the main floor, you'll be greeted by abundant natural light and impressive 9' ceilings. The contemporary day/night blinds, with remote control, offer flexibility in controlling the amount of light entering the home. The well-appointed kitchen features sleek cabinetry, upgraded stainless steel appliances, and ample counter space, making meal preparation a breeze. The adjacent dining area is perfect for family meals or gatherings with friends. Upstairs, you'll find a spacious master bedroom with oversized windows, a walk-in closet, and an upgraded 4-piece ensuite with a window. Two additional bedrooms share a well-appointed common bathroom. The fully finished basement suite (illegal) with a separate side entrance offers even more living space and functionality. This space is perfect for covering some of your expenses or providing extra room for your needs. It includes a fully equipped kitchen, a rec room ideal for entertainment and relaxation, one bedroom, a den/office room, and a 3-piece bathroom. The utility room provides dedicated space for utilities and storage, and stacked laundry adds convenience. This basement suite is perfect for generating rental income or offering space for extended family or guests. Outdoor living is equally impressive, with a 10'x10' rear pressure-treated deck featuring aluminum railing and stairs leading to the backyard. You'll also appreciate the convenience of the rear gravel parking pad, which provides hassle-free parking for multiple vehicles. The location is unbeatable, with easy access to major roads like Stoney Trail, Sarcee Trail, and Shaganappi Trail. You're just 10 minutes away from shopping hubs such as Costco, Canadian Tire, Walmart, Dollar Store, Bottle Depot, major banks, T&T Supermarket, clinics, restaurants, green spaces, and a nearby playground. Grab this house before it goes! Act fast and start living your dream lifestyle in Glacier Ridge today.**

Inclusions: **Refrigerator, Electric Range (2), Microwave Oven (2), Dishwasher, Washer & Dryer (2), Windows covering**  
 Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











