

\$629,900 - 59 Marmot Way Nw, Calgary

MLS® #A2138291

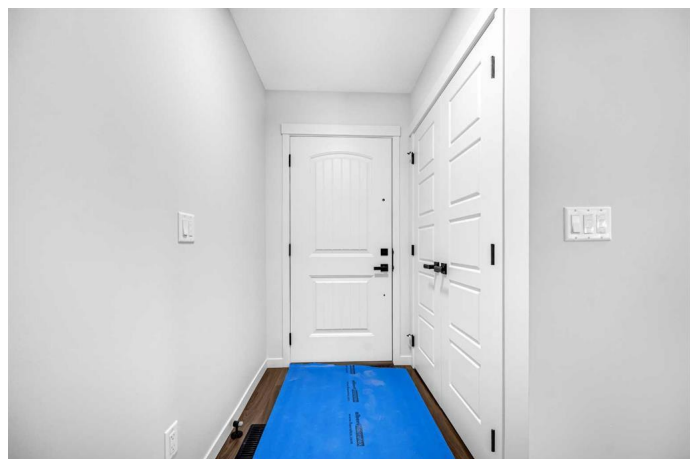
\$629,900

3 Bedroom, 3.00 Bathroom, 1,418 sqft

Residential on 0.07 Acres

Glacier Ridge, Calgary, Alberta

\$30,000 UPGRADES **Welcome to** completely DETACHED HOME in the NW community of Glacier Ridge. A BRAND-NEW HOME with IMMEDIATE POSSESSION available. SEPARATE ENTRANCE TO THE BASEMENT. 3-Bed 2.5-Bath Spacious Over 1415 Sq.Ft. Cadence Model by Morrison Home with New Home Warranty. Enjoy 1,2,5,10 year new home warranty for total PEACE OF MIND. Upon entrance, you'll notice a nice size closet. Main floor has a huge bright living room and a spacious dining area. Beautiful upgraded white wall to ceiling kitchen with gourmet to mid-range quartz. All the appliances are upgraded; GAS Stove, Refrigerator and Dish washer with 3rd rack. Built in microwave. Additional spacious pantry with a glass door. Main level complete with a half bath room. 9 FOOT CEILINGS throughout the main level. Upgraded French Door clear glass insert to glass with mini blinds, Upgraded Pedestal Sink to Vanity Cabinet Solid Surface, Upgraded kitchen sink, Upgraded Level 1 Door Hardware, Light fixtures, Railing and Light smart switches. Beautiful vinyl flooring on the main level. HUGE WIDOWNS in living room, dining room and in the kitchen. Knockdown ceiling through out the house. Upstairs you'll find a spacious master bedroom with huge windows, with a walk-in closet and upgraded 4pc ensuite with window. 2 additional bedrooms with a common wash room, and a convenient UPPER FLOOR LAUNDRY. Upgraded tub/shower to 60"x36" Shower Stall.



Basement is ready for your future development with rough-in plumbing windows, 200 AMP Electrical Panel ready for legal basement with SEPARATE ENTRANCE TO THE BASEMENT. Upgraded 75 Gallon Gas Hot water tank. Gravel pad in the back for the future garage building. BBQ gas connection in the back.

The location is very convenient, easy access to major roads such as Stoney Trail, Sarcee Trail and Shaganappi Trail. 10 minutes away to shops like Walmart, Dollar Store, Bottle Depot, Major Banks, T & T, Clinics, restaurants, green spaces and a playground are near by. Gravel pad in the back can be converted in the future to a double detached garage. Grab this house before it goes! Act fast and start living your dream life style in Glacier Ridge.

Built in 2023

Essential Information

MLS® #	A2138291
Price	\$629,900
Sold Price	\$629,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,418
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	59 Marmot Way Nw
---------	------------------

Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R2C1

Amenities

Parking Spaces	2
Parking	Parking Pad



Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	July 12th, 2024
Days on Market	37
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.