

\$674,900 - 95 Marmot Way Nw, Calgary

MLS® #A2144937

\$674,900

3 Bedroom, 3.00 Bathroom, 1,517 sqft

Residential on 0.07 Acres

Glacier Ridge, Calgary, Alberta

Brand NEW | Fully Upgraded | Separate Entrance to Basement | Quick Possession | 3 Bed 2.5 Bath | Comes with FULL NEW HOME WARRANTY | Welcome to this exquisite, newly constructed residence boasting over 1500 square feet of living space across the main and upper levels. Open main floor concept with centre island in Kitchen and upgraded tiles over the back window. Gas Range, stainless steel appliances and cabinets to the ceiling finishes the kitchen. SOUTH backyard to enjoy Calgary's sunny weather. Upstairs has 3 bedrooms including a large primary room with walk-in closet and full ensuite. Designed for a legal basement suite below, the 9-ft high ceiling and rough-in plumbing for both bathroom and kitchen makes it available for immediate development. This new home is situated in community of Glacier Ridge allows you to enjoy the convenience of being 10 minutes from a Costco, 20 minutes from the airport, and access to all major routes, including Stoney Trail and Deerfoot. Shopping and playgrounds are scattered throughout the community, with Creekside and Evanston shopping areas only a few minutes away. Come check out RIDGE community.

Built in 2024

Essential Information

MLS® #

A2144937



Price	\$674,900
Sold Price	\$662,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,517
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	95 Marmot Way Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1S6

Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, On Street, Parking Pad, Rear Drive

Interior

Interior Features	Bathroom Rough-in, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Rectangular Lot

Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2024
Date Sold	July 20th, 2024
Days on Market	24
Zoning	R-G
HOA Fees	420.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company
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