

\$724,900 - 218 Marmot Walk Nw, Calgary

MLS® #A2150897

\$724,900

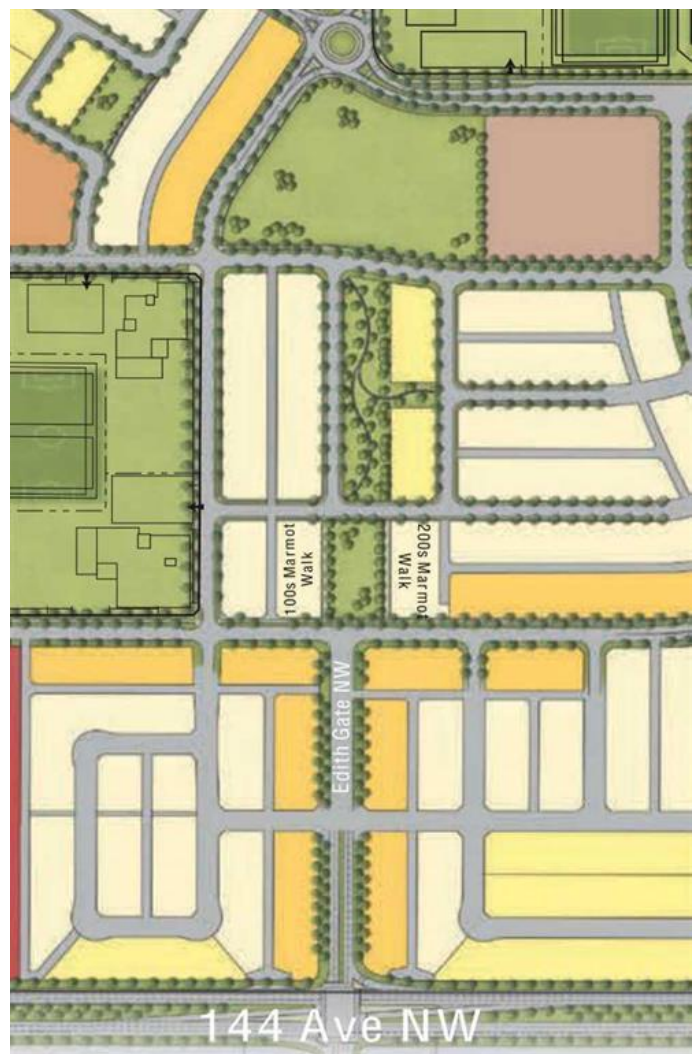
3 Bedroom, 3.00 Bathroom, 1,856 sqft

Residential on 0.09 Acres

Glacier Ridge, Calgary, Alberta

**** ALERT â€“ NEW MORTGAGE INFO **** This home qualifies for the 30-year amortization for first-time buyers' mortgages **** Jayman Financial Brokers now available to sign-up ****

Exquisite & beautiful, you will be impressed by Jayman BUILT's KOOTENAY 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 KITCHENAID French Door refrigerator with both water and icemaker, built-in wall oven/microwave combo, 36" gas cooktop and a designer BROAN power-pack built-in cabinet hood fan flowing nicely into the adjacent spacious dining room. All creatively overlooking the main living area with a bonus flex/den space nicely situated in the rear of the home overlooking the back yard-ideal for your home office. Discover the upper level nicely accented with an open to below feature where you will enjoy a lovely loft, full bath, convenient 2nd floor laundry and three sizeable bedrooms with the Primary Suite including a walk-in closet and 4pc en suite with dual vanities and oversized shower. 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 throughout, 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 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. Call to book your viewing today!

Built in 2023

Essential Information

MLS® #	A2150897
Price	\$724,900
Sold Price	\$724,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,856
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	218 Marmot Walk Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2B7



Amenities

Amenities	Gazebo
Parking Spaces	2
Parking	Off Street, Alley Access, Parking Pad

Interior

Interior Features	Open Floorplan, Tankless Hot Water, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Built-In Oven, Gas Cooktop, Microwave, Range Hood, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	November 8th, 2024
Days on Market	113
Zoning	R-G
HOA Fees	420.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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