

\$719,900 - 109 Marmot Walk Nw, Calgary

MLS® #A2150923

\$719,900

3 Bedroom, 3.00 Bathroom, 1,631 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 BANFF with SIDE ENTRANCE model currently being built in the up-and-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 an outstanding design for the most discerning buyer! It boasts a stunning GOURMET kitchen with a beautiful center island with a Flush Eating Bar & Sleek stainless-steel appliances, including a WHIRLPOOL French Door refrigerator with icemaker, an Electric slide smooth top range, a Panasonic microwave with a trim kit, a designer Broan hood fan insert flowing nicely into the adjacent spacious dining room. All are creatively overlooking the main living area, complimented with a stylishly covered veranda and your front modern mountain-style elevation. You can look at the upper level, where you will enjoy a full bath, convenient 2nd-floor laundry, and three sizeable bedrooms with the Primary Suite, including a walk-in closet and 3pc ensuite with oversized shower. The lower level offers a 3 pc rough-in for future development. It awaits your fantastic design ideas - Enjoy the lifestyle you & your family deserve in a beautiful 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.

Built in 2023

Essential Information

MLS® #	A2150923
Price	\$719,900
Sold Price	\$719,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,631
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	109 Marmot Walk Nw
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Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2B6

Amenities

Amenities	Gazebo
Parking Spaces	2
Parking	Alley Access, Off Street

Interior

Interior Features	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)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
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	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2024
Date Sold	October 3rd, 2024
Days on Market	71
Zoning	R-G
HOA Fees	420.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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