

\$774,000 - 92 Marmot Way Nw, Calgary

MLS® #A2164643

\$774,000

5 Bedroom, 4.00 Bathroom, 1,822 sqft
Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

This homesite is a walk-out basement with a two-bedroom Legal Suite and separate entrance. The model features a Main floor flex-room & full bath anchored by the large kitchen. The upper floor features a large owners bedroom completed by a 3pc Ensuite, Central bonus room, 2 bedrooms with a secondary full bath & laundry room. Glacier Ridge offers a rare chance for families to live in a new prestigious new Northwest community that feels nostalgic. Thereâ€™s room to grow, live and play among the mature tree-lined streets where resort-inspired street lights warm the fronts of meticulously designed craftsman, prairie and mountain inspired homes. Best of all, itâ€™s adjacent to established communities which means all your go-to amenities and favourite destinations are just a short drive away. Photos are representative.

Built in 2024

Essential Information

MLS® #	A2164643
Price	\$774,000
Sold Price	\$730,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,822
Acres	0.06



Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	92 Marmot Way Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1S6

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Stone Counters, Kitchen Island, Pantry, Separate Entrance
Appliances	Dishwasher, Microwave, Refrigerator, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

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

Additional Information

Date Listed	September 10th, 2024
Date Sold	October 30th, 2024
Days on Market	49
Zoning	R-G

HOA Fees 0.00

Listing Details

Listing Office Bode Platform Inc.

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