

# \$719,900 - 105 Marmot Walk Nw, Calgary

MLS® #A2169937

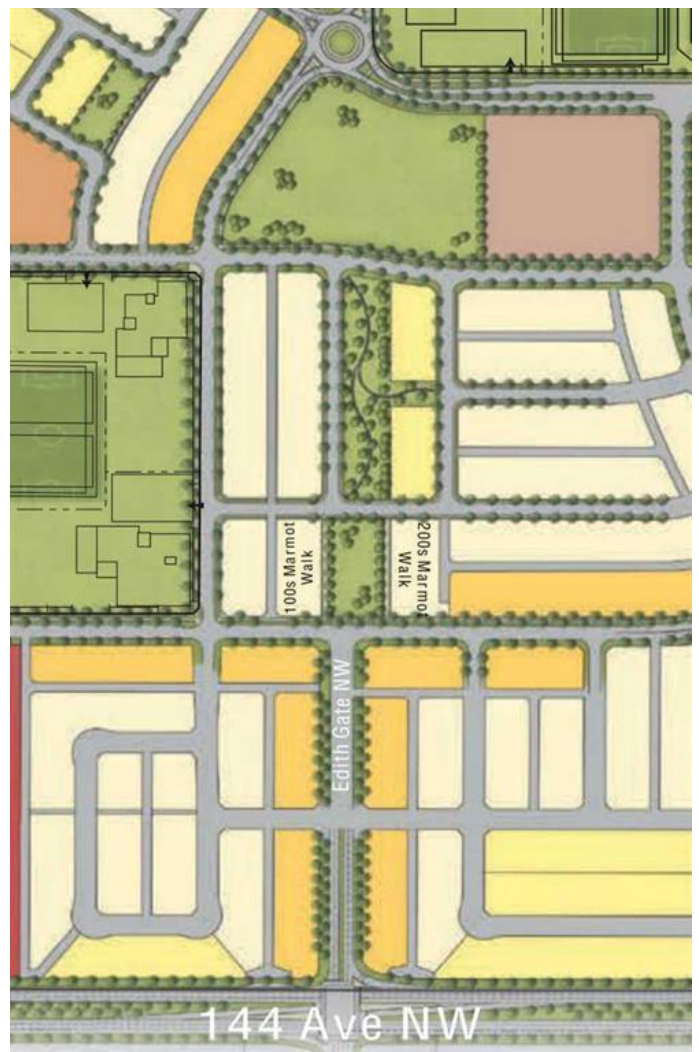
**\$719,900**

4 Bedroom, 3.00 Bathroom, 1,788 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Exquisite & beautiful, you will be impressed by Jayman BUILT's YOHO 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 KitchenAid 36" gas cooktop, counter Depth French Door with Internal Water and Ice maker, a KitchenAid 30" Built in Wall Oven with microwave combo and Broan BBN3306SS power pack built-in cabinet hoodfan 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 Arts & Crafts exterior elevation. To complete this level you have a main floor bedroom located at the rear of the home with a 3pc full bath for additional family members or those who prefer no stairs. 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 4pc ensuite with oversized shower with sliding glass door and dual vanities. The open to below feature adds an added elevation to the



home's overall feel. The lower level offers a 3 pc rough-in for future development and 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, beautiful QUARTZ counter tops throughout, Triple Pane Windows and Smart Home Technology Solutions! Additional features include a Professionally Designed Down to Earth Colour Palette, Convenient Side Entrance, 12' x 10' Rear Deck, Raised 9' Basement Ceiling Height, Rear Concrete Parking Pad, Double Side Yard, Fully Landscaped Front Yard and Park-Facing Covered Front Porch. 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. \*\* ALERT " NEW MORTGAGE INFO \*\* This home qualifies for the 30-year amortization for first-time buyers' mortgages \*\* Jayman Financial Brokers now available to sign-up \*\*

Built in 2023

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2169937  |
| Price      | \$719,900 |
| Sold Price | \$719,900 |
| Bedrooms   | 4         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,788       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 105 Marmot Walk Nw |
| Subdivision | Glacier Ridge      |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3R 2B6            |

## Amenities

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

## Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Range Hood                                                                                                            |
| 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      | Stone, Vinyl Siding, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      October 3rd, 2024  
Date Sold                        November 16th, 2024  
Days on Market                44  
Zoning                            R-G  
HOA Fees                        420.00  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Jayman Realty Inc.

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