\$729,900 - 206 Marmot Walk Nw, Calgary

MLS® #A2169943

\$729,900

4 Bedroom, 3.00 Bathroom, 1,900 sqft Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

*FOUR BEDROOMS*3 BATHROOMS*PARK FACING* 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 Modern Farmhouse exterior elevation. To complete the 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 centralized





bonus room offers an additional space for you and your family to enjoy. 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 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 **

Built in 2023

Essential Information

MLS® # A2169943 Price \$729,900 Sold Price \$729,900 Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,900

Acres 0.08

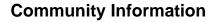
Year Built 2023

Type Residential

Sub-Type Detached

Style 2 Storey

Status Sold



Address 206 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 Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 3rd, 2024

Date Sold November 27th, 2024

Days on Market 55

Zoning R-G

HOA Fees 420.00

HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

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