

# \$739,900 - 222 Marmot Walk Nw, Calgary

MLS® #A2171649

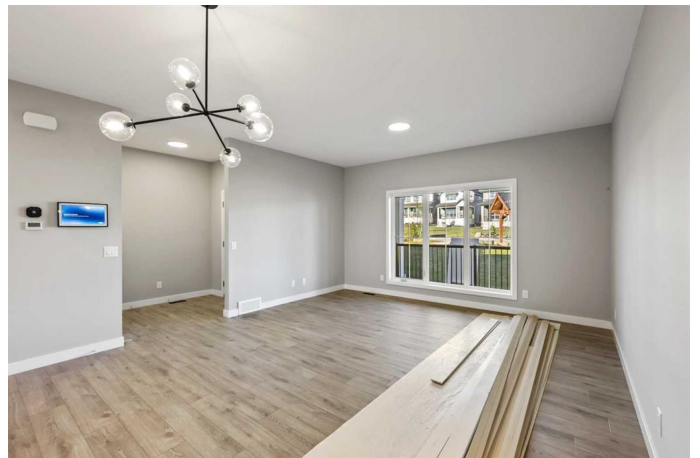
**\$739,900**

4 Bedroom, 3.00 Bathroom, 1,903 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 Alabaster 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® #	A2171649
Price	\$739,900
Sold Price	\$739,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,903
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	222 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	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Smart Home, Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, 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	October 11th, 2024
Date Sold	October 25th, 2024
Days on Market	14
Zoning	R-G
HOA Fees	420.00
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Jayman Realty Inc.
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