



GRASSROOTS

REALTY GROUP

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111 Marmot Way NW
Calgary, Alberta

MLS # A2301437



\$695,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,457 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Second fridge, stove, dishwasher, washer and dryer in the basement suite		

Life in the new master-planned community of Glacier Ridge begins with a home that blends modern efficiency with a layout designed for both connection and independence. Thoughtful upgrades including 10 rooftop solar panels, 2 high-efficiency furnaces with separate controls and on demand hot water supporting lower monthly costs while enhancing long-term comfort. Everyday living unfolds across a bright main level where LVP flooring and a neutral colour palette establish a clean, cohesive backdrop that adapts easily to personal style. Gather in the living area where open sightlines encourage easy conversation and create a welcoming environment for both quiet evenings and hosting. Meals find their place at the centre of the home in the dining area, positioned to maintain connection across the entire main level. Culinary creativity is sparked in the beautifully finished kitchen where quartz countertops, stainless steel appliances and timeless cabinetry bring together function and lasting appeal. A tucked away powder room adds convenience without interrupting the overall flow. Upstairs, the primary retreat offers a comfortable escape with oversized windows, a walk-in closet and a private 4-piece ensuite designed for daily ease. Two additional bedrooms introduce flexibility for family, guests or a home office while a full 4-piece bathroom supports the upper level. Laundry is thoughtfully placed nearby, simplifying daily routines without added trips between floors. Added versatility continues in the fully self-contained legal basement suite, accessed through a separate side entry and designed to maintain complete privacy from the upper level. A spacious living area, stylish kitchen with quartz counters and tile backsplash, 1 bedroom, separate laundry and its own high-efficiency furnace create an independent living space well suited for extended family or additional income potential.

Outdoor living extends to both front and back grassy areas, while the south-facing backyard invites more sunlight throughout the day, making it ideal for relaxing, gardening or future outdoor plans. Daily errands remain convenient with nearby grocery options, transit access and quick connections to Stoney Trail, creating an easy commute toward Calgary, Cochrane and Airdrie.