



**GRASSROOTS**

REALTY GROUP

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**259 Marnot Grove NW  
Calgary, Alberta**

**MLS # A2304984**



**\$795,000**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,210 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** None

Welcome to this stunning home offering over 2,200 sq.ft. of developed living space in the sought-after community of Glacier Ridge. Perfectly positioned on a premium walkout lot, this detached residence features a front attached double garage, elegant spindle railings, and high-end upgrades throughout. The main floor showcases a bright open-concept design enhanced by pot lights, stylish LVP flooring, and a sleek electric fireplace that anchors the living area with warmth and modern charm. The gourmet kitchen is a true highlight, complete with a gas range, an oversized island, walk-in pantry, and a spacious dining area ideal for entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, a bright bonus room provides additional living space, along with a dedicated laundry area and four generously sized bedrooms. The luxurious primary suite features a spa-inspired 5-piece ensuite with a tiled walk-in shower, deep soaker tub surrounded by premium tile, dual quartz vanities, contemporary cabinetry, modern mirrors, and direct access to a well-organized walk-in closet with built-in shelving. The remaining three bedrooms share another thoughtfully designed 5-piece bathroom for added comfort and convenience. The bright walkout basement with huge windows and 9' foundation ceilings offers incredible potential for future development, multi-generational living, or added privacy. Step outside to enjoy the rised huge backyard deck with a gas line for BBQs. Residents of Glacier Ridge also benefit from access to an HOA clubhouse featuring a gymnasium, tennis courts, splash park, and year-round activities, plus quick access to major routes for an easy commute. This exceptional property perfectly blends luxury, space, functionality, and lifestyle amenities—an ideal home for families seeking quality craftsmanship and modern comfort.

Curtains will be installed on all windows in this house.