



GRASSROOTS
REALTY GROUP

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296 Marmot Grove NW
Calgary, Alberta

MLS # A2322119



\$551,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,358 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, None, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions:	N/A
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Quick Possession Brand New Home available in Glacier Ridge! Welcome to 296 Marmot Grove NW, a brand-new laned home from Morrison Homes offering the perfect blend of modern style, thoughtful design, and future potential. Situated in one of Calgary's newest and most exciting northwest communities, this beautifully finished home features 1,358 sq. ft., 3 bedrooms, 2.5 bathrooms, and an ideal layout designed for today's lifestyle. The bright and inviting main floor showcases an open-concept design highlighted by a clean and modern kitchen featuring white cabinetry, quartz countertops, luxury vinyl flooring throughout the main floor, and a complete appliance package included. The dining area and back entry are adjacent to the kitchen and the living room is at the front of the home offering a bit of separation with great flow. The laundry is conveniently on the main floor as well. Upstairs, you'll find a thoughtfully designed upper level complete with a spacious primary retreat with its own ensuite and walk in closet, and two additional bedrooms that provide flexibility for family, guests, or a home office. The separate side entrance to the basement adds incredible versatility, with rough-ins already in place for a future secondary suite (subject to permits and approval by the City of Calgary)—offering excellent income potential or space for multi-generational living. Step outside to enjoy the 10' x 10' rear deck complete with stairs to grade, a 20'x22' concrete pad and a gas line for your BBQ, making outdoor entertaining effortless. Located in the growing community of Glacier Ridge, residents will enjoy access to future schools, parks, pathways, and convenient connections to major roadways and everyday amenities. Backed by the quality craftsmanship and trusted reputation of Morrison Homes, this exceptional quick possession opportunity

allows you to enjoy the benefits of a brand-new home without the wait. Move in and start making memories at 296 Marmot Grove NW. First Time Homebuyer? You may qualify for GST rebate! (subject to eligibility requirements from Federal government).