



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

47 Marmot Grove NW
Calgary, Alberta

MLS # A2337623



\$888,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,370 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Emerald by Shane Homes, a pre-construction home in the NW community of Glacier Ridge. Set on a desirable west-facing lot backing onto a ravine, this home offers a beautiful setting and a walkout basement designed to make the most of the lot. Planned features include a 100 sq. ft. vinyl deck, Hardie siding, Super Kitchen with chimney hood fan and gas line, upgraded exterior elevation and future basement development preparation. Enjoy the benefits of building new with Shane Homes in Glacier Ridge. Photos/renderings are representative and may show optional features. Specifications and availability are subject to change.