



GRASSROOTS
REALTY GROUP

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29 Marmot Passage NW
Calgary, Alberta

MLS # A2349928



\$765,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,168 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions:	N/A
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Welcome to this stunning 2025 newly built home in the highly sought-after Glacier Ridge community. Step into a spacious and welcoming foyer with direct access from the oversized 19' x 22' attached garage. To the left, you'll find a convenient 4-piece guest bathroom and a versatile flex room—ideal as a home office or a fourth bedroom, perfect for extended family or visiting guests. The main floor features a bright open-concept layout, seamlessly connecting the living room, kitchen, and dining area, with access to your deck and a south-facing backyard that floods the home with natural light. The modern kitchen is equipped with brand-new 2025 stainless steel LG appliances and a built-in microwave, while the spacious living room offers a sleek linear electric fireplace—perfect for cozy winter evenings. Upstairs, enjoy a generous primary bedroom with a luxurious 5-piece ensuite, two well-sized additional bedrooms, and a full main bathroom. A second-floor laundry room adds everyday convenience—no more hauling laundry up and down the stairs. The unfinished basement features a separate side entry and legal suite rough-ins, offering excellent potential for a future legal suite subject to approvals and permitting by the municipality. This space could also be used for a home based business. Glacier Ridge is an exceptional master-planned community spanning 832 acres with over 10 km of walking trails and an impressive community center. Outdoor amenities include a skating ribbon, walking paths, basketball courts, playgrounds for all ages, spray park, tennis courts, ice rink, patio spaces, firepits, and a toboggan hill. Inside, residents enjoy a gymnasium, rentable program rooms, banquet space, and gathering areas for private events. Conveniently located near major shopping centers such as Beacon Hill,

with retailers including Costco, Canadian Tire, and H-Mart, and with quick access to Stoney Trail for easy commuting across the city. Don't miss this incredible opportunity in a desirable community—book your private showing today!