



109 Marmot Walk Calgary Alberta

\$744,900

Exquisite & beautiful, you will be impressed by Jayman BUILT's BANFF with SIDE ENTRANCE model currently being built in the up-and-coming Northwest community of Glacier Ridge. A lovely new neighborhood with parks and playgrounds welcomes you into a thoughtfully planned living space featuring craftsmanship & design. Offering a unique open floor plan featuring an outstanding design for the most discerning buyer! It boasts a stunning GOURMET kitchen with a beautiful center island with a Flush Eating Bar & Sleek stainless-steel appliances, including a WHIRLPOOL French Door refrigerator with icemaker, an Electric slide smooth top range, a Panasonic microwave with a trim kit, a designer Broan hood fan insert flowing nicely into the adjacent spacious dining room. All are creatively overlooking the main living area, complimented with a stylishly covered veranda and your front modern mountain-style elevation. You can look at the upper level, where you will enjoy a full bath, convenient 2nd-floor laundry, and three sizeable bedrooms with the Primary Suite, including a walk-in closet and 3pc ensuite with oversized shower. The lower level offers a 3 pc rough-in for future development. It awaits your fantastic design ideas - Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High-Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Elegant QUARTZ counter tops throughout, Triple Pane Windows and Smart Home Technology Solutions! Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly h...

Kitchen 10.42 Ft x 13.58 Ft
 Dining room 14.00 Ft x 10.50 Ft
 2pc Bathroom 5.25 Ft x 5.00 Ft
 Great room 16.00 Ft x 12.00 Ft
 Primary Bedroom 16.00 Ft x 11.58 Ft
 Bedroom 10.08 Ft x 11.00 Ft

Bedroom 10.08 Ft x 11.00 Ft
 Laundry room 3.83 Ft x 5.00 Ft
 3pc Bathroom 5.00 Ft x 9.17 Ft
 4pc Bathroom 9.17 Ft x 5.25 Ft
 Other 8.50 Ft x 7.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
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