



218 Marmot Walk Calgary Alberta

\$769,900

Exquisite & beautiful, you will be impressed by Jayman BUILT's KOOTENAY model currently being built in the up & 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 outstanding design for the most discerning buyer! Boasting a stunning GOURMET kitchen with beautiful centre island with Flush Eating Bar & Sleek stainless-steel appliances including a KITCHENAID French Door refrigerator with both water and icemaker, built-in wall oven/microwave combo, 36" gas cooktop and a designer BROAN power-pack built-in cabinet hood fan flowing nicely into the adjacent spacious dining room. All creatively overlooking the main living area with a bonus flex/den space nicely situated in the rear of the home overlooking the back yard-ideal for your home office. Discover the upper level nicely accented with an open to below feature where you will enjoy a lovely loft, full bath, convenient 2nd floor laundry and three sizeable bedrooms with the Primary Suite including a walk-in closet and 4pc en suite with dual vanities and oversized shower. The lower level offers 3 pc rough in for future development and awaits your great design ideas - Enjoy the lifestyle you & your family deserve in a wonderful 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...

Kitchen 8.25 Ft x 10.83 Ft
 Dining room 14.00 Ft x 9.67 Ft
 2pc Bathroom 5.83 Ft x 5.00 Ft
 Den 10.08 Ft x 9.33 Ft
 Great room 16.00 Ft x 10.58 Ft
 Primary Bedroom 16.00 Ft x 11.42 Ft

Bedroom 10.08 Ft x 11.00 Ft
 Bedroom 10.08 Ft x 11.00 Ft
 Laundry room 6.67 Ft x 3.33 Ft
 4pc Bathroom 6.67 Ft x 10.67 Ft
 4pc Bathroom 9.08 Ft x 6.00 Ft
 Loft 8.17 Ft x 9.00 Ft

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

Listing Presented By:



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