



## 206 Marmot Walk Calgary Alberta

\$729,900

\*FOUR BEDROOMS\*3 BATHROOMS\*PARK FACING\* Exquisite & beautiful, you will be impressed by Jayman BUILT's YOHO 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 KitchenAid 36" gas cooktop, counter Depth French Door with Internal Water and Ice maker, a KitchenAid 30" Built in Wall Oven with microwave combo and Broan BBN3306SS power pack built-in cabinet hoodfan 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 Farmhouse exterior elevation. To complete the this level you have a main floor bedroom located at the rear of the home with a 3pc full bath for additional family members or those who prefer no stairs. 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 4pc ensuite with oversized shower with sliding glass door and dual vanities. The centralized bonus room offers an additional space for you and your family to enjoy. The lower level offers a 3 pc rough-in for future development and 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 Syst...

Kitchen 13.00 Ft x 9.25 Ft  
 Dining room 11.00 Ft x 9.42 Ft  
 3pc Bathroom 8.58 Ft x 5.92 Ft  
 Great room 14.92 Ft x 10.00 Ft  
 Bedroom 8.67 Ft x 10.17 Ft  
 Pantry 5.08 Ft x 5.92 Ft

Bedroom 9.50 Ft x 10.25 Ft  
 Bedroom 11.00 Ft x 9.00 Ft  
 Laundry room 3.75 Ft x 6.00 Ft  
 4pc Bathroom 12.25 Ft x 6.00 Ft  
 4pc Bathroom 11.67 Ft x 5.25 Ft  
 Other 11.67 Ft x 5.67 Ft

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

Listing Presented By:



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Jayman Realty Inc.

<http://www.jayman.com/why-buy-a-jayman/realty>



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Primary Bedroom 14.92 Ft x 11.00 Ft

Bonus Room 11.42 Ft x 9.67 Ft