



# 19 Marmot Way Calgary Alberta

\$649,000

ATTENTION INVESTORS AND FIRST-TIME HOME BUYERS!!! Welcome to this bright and modern detached home in the NW community of Glacier Ridge, with IMMEDIATE POSSESSION available! This 4-bedroom + den, 3.5-bath house offers over 1,953 SQFT of livable space. Built in 2024, this Nova Model by Morrison Homes comes with a NEW HOME WARRANTY, providing peace of mind with coverage for 1, 2, 5, and 10 years. This beautifully designed 1,351 SQFT home features 3 bedrooms and 2.5 bathrooms above grade, offering exceptional quality and modern finishes. Upon entering, you'll notice a spacious entryway with a large closet. The home boasts luxurious quartz countertops throughout and a combination of LVP (luxury vinyl plank) and carpet flooring. Every room is thoughtfully illuminated with flush-mount ceiling lights. As you step into the main floor, you'll be greeted by abundant natural light and impressive 9' ceilings. The contemporary day/night blinds, with remote control, offer flexibility in controlling the amount of light entering the home. The well-appointed kitchen features sleek cabinetry, upgraded stainless steel appliances, and ample counter space, making meal preparation a breeze. The adjacent dining area is perfect for family meals or gatherings with friends. Upstairs, you'll find a spacious master bedroom with oversized windows, a walk-in closet, and an upgraded 4-piece ensuite with a window. Two additional bedrooms share a well-appointed common bathroom. The fully finished basement suite (illegal) with a separate side entrance offers even more living space and functionality. This space is perfect for covering some of your expenses or providing extra room for your needs. It includes a fully equipped kitchen, a rec room ideal for entertainment and relaxation, one bedroom, a den/office room, and a 3-piece bathroom. The utility room provides dedicated space for utilities and storage,...

Primary Bedroom 12.50 Ft x 13.67 Ft

Bedroom 10.67 Ft x 10.17 Ft

Bedroom 10.42 Ft x 9.67 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

Other 4.17 Ft x 5.08 Ft

2pc Bathroom 9.00 Ft x 5.17 Ft

Kitchen 13.08 Ft x 9.17 Ft

Dining room 13.17 Ft x 9.42 Ft

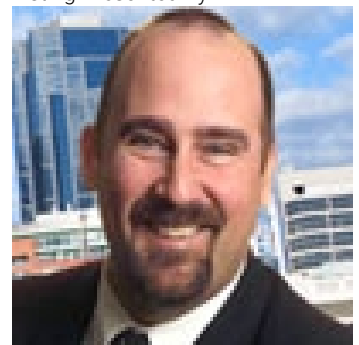
Living room/Dining room 16.50 Ft x 12.08 Ft

Bedroom 12.33 Ft x 8.58 Ft

Den 8.00 Ft x 8.67 Ft

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

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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Living room 12.50 Ft x 12.83 Ft

Foyer 7.50 Ft x 5.50 Ft

Kitchen 7.50 Ft x 9.92 Ft

3pc Bathroom 5.83 Ft x 6.67 Ft