



## 226 Marmot Walk Calgary Alberta

\$699,900

**\*\*CONVENIENT SIDE ENTRY\*\*PARK FACING\*\*STUNNING SPLIT LEVEL DESIGN\*\***Exquisite & beautiful, you will be impressed by Jayman BUILT's Jasper 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 WHIRLPOOL French Door refrigerator with icemaker, Electric slide in smooth top range, Panasonic microwave with trim kit and designer Broan hood fan insert with modern flat wood shroud flowing nicely into the adjacent spacious dining room complimented with an iron spindle railing. All nicely overlooking the lower Great Room with soaring 11 ft ceiling height. Discover the upper level where you will enjoy a full bath, convenient 2nd floor laundry and three sizeable bedrooms with the Primary Suite including a huge walk-in closet and 4pc en suite with oversized shower and dual vanities. A spacious centralized loft adds an additional living space for the whole family to enjoy. 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 in the Kitchen and baths, Triple Pane Windows and Smart Home Technology Solutions! Save \$\$\$ Thousands: This home is eligible f...

Kitchen 14.92 Ft x 11.42 Ft  
Dining room 13.42 Ft x 11.50 Ft  
2pc Bathroom 5.25 Ft x 5.17 Ft  
Great room 15.92 Ft x 15.42 Ft  
Primary Bedroom 15.92 Ft x 11.58 Ft  
Bedroom 10.08 Ft x 10.58 Ft

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Laundry room 6.67 Ft x 3.33 Ft  
4pc Bathroom 12.50 Ft x 5.42 Ft  
4pc Bathroom 8.58 Ft x 5.50 Ft  
Loft 7.00 Ft x 10.17 Ft  
Other 7.50 Ft x 8.67 Ft

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

Listing Presented By:



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