

244 Marmot Grove Calgary Alberta

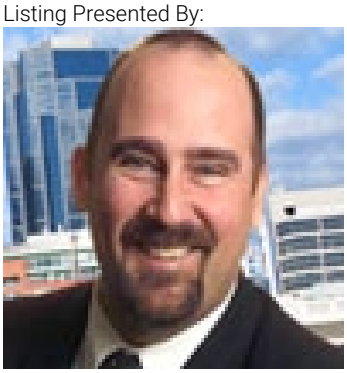
$605,319

Brand New Quick Possession available in Glacier Ridge! Welcome to 244 Marmot Grove NW, a brand-new laned home from Morrison Homes offering the perfect blend of modern style, thoughtful design, and future potential. Situated in one of Calgary's newest and most exciting northwest communities, this beautifully finished home features 1,424 sq. ft., 3 bedrooms, 2.5 bathrooms, and an ideal layout designed for today's lifestyle. The bright and inviting main floor showcases an open-concept design highlighted by a stunning gourmet kitchen featuring full-height cabinetry, quartz countertops, upgraded flooring, and a complete appliance package included. The adjacent dining area flows seamlessly into the spacious living room to enjoy relaxing evenings or entertaining guests. Upstairs, you'll find a thoughtfully designed upper level complete with a convenient laundry room, a spacious primary retreat with its own ensuite, and two additional bedrooms that provide flexibility for family, guests, or a home office. The separate side entrance to the basement adds incredible versatility, with rough-ins already in place for a future secondary suite (subject to permits and approval by the City of Calgary)--offering excellent income potential or space for multi-generational living. Step outside to enjoy the 10' x 10' rear deck complete with stairs to grade and a gas line for your BBQ, making outdoor entertaining effortless. Located in the growing community of Glacier Ridge, residents will enjoy access to future schools, parks, pathways, and convenient connections to major roadways and everyday amenities. Backed by the quality craftsmanship and trusted reputation of Morrison Homes, this exceptional quick possession opportunity allows you to enjoy the benefits of a brand-new home without the wait. Move in and start making memories at 244 Marmot Grove NW. First Time Homebuyer? You may qual...

2pc Bathroom .00 Ft x .00 Ft
Kitchen 9.17 Ft x 13.50 Ft
Dining room 14.92 Ft x 8.67 Ft
Living room 12.00 Ft x 12.58 Ft
Primary Bedroom 13.50 Ft x 12.17 Ft
Other .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft
4pc Bathroom .00 Ft x .00 Ft
Laundry room .00 Ft x .00 Ft
Bedroom 9.67 Ft x 9.00 Ft
Bedroom 9.00 Ft x 10.00 Ft

Listing Presented By:



Originally Listed by:
Ally Realty

http://www.michelleprimeau.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca