



267 Marmot Grove Calgary Alberta

\$850,000

Welcome to The Emerald in Glacier Ridge, a move-in-ready quick possession by Shane Homes with thoughtful upgrades throughout. This custom build features a walkout basement, full deck, and oversized windows that bring in exceptional natural light. The main floor offers a gourmet kitchen with upgraded appliances, a separate spice kitchen, full bathroom, and a flex room ideal for a home office or guest space. The garage is roughed in for a potential future heater, adding everyday practicality. Upstairs, enjoy a vaulted bonus room with skylight, two well-sized bedrooms, and a private owner's bedroom complete with a 5-piece ensuite and walk-in closet. Both secondary bedrooms include walk-in closets, and a dedicated laundry room completes the upper level. The walkout basement includes a separate entrance and rough-ins for potential future development, offering strong long-term flexibility for growing families. A well-designed home in a growing NW community, ready for immediate possession. Photos are representative. (id:6769)

- Other 9.92 Ft x 10.00 Ft
- Living room 12.92 Ft x 14.50 Ft
- Kitchen 12.75 Ft x 9.92 Ft
- Den 8.92 Ft x 9.08 Ft
- 2pc Bathroom .00 Ft x .00 Ft
- Primary Bedroom 12.92 Ft x 18.50 Ft
- 5pc Bathroom .00 Ft x .00 Ft

- Other 5.83 Ft x 5.75 Ft
- Family room 9.08 Ft x 16.08 Ft
- Bedroom 8.75 Ft x 17.92 Ft
- Other 8.75 Ft x 7.00 Ft
- Bedroom 8.75 Ft x 12.50 Ft
- Other 5.00 Ft x 4.25 Ft
- 4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
Bode Platform Inc.

<http://bode.ca/>

RE/MAX Realty Professionals

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

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