



29 Marmot Pass Calgary Alberta

\$799,900

Welcome to this stunning 2025 newly built home in the highly sought-after Glacier Ridge community. Step into a spacious and welcoming foyer with direct access from the oversized 19' x 22' attached garage. To the left, you'll find a convenient 4-piece guest bathroom and a versatile flex room--ideal as a home office or a fourth bedroom, perfect for extended family or visiting guests. The main floor features a bright open-concept layout, seamlessly connecting the living room, kitchen, and dining area, with access to your deck and a south-facing backyard that floods the home with natural light. The modern kitchen is equipped with brand-new 2025 stainless steel LG appliances and a built-in microwave, while the spacious living room offers a sleek linear electric fireplace--perfect for cozy winter evenings. Upstairs, enjoy a generous primary bedroom with a luxurious 5-piece ensuite, two well-sized additional bedrooms, and a full main bathroom. A second-floor laundry room adds everyday convenience--no more hauling laundry up and down the stairs. The unfinished basement features a separate side entry and legal suite rough-ins, offering excellent potential for a future suite, rental income, or a home-based business. Glacier Ridge is an exceptional master-planned community spanning 832 acres with over 10 km of walking trails and an impressive community center. Outdoor amenities include a skating ribbon, walking paths, basketball courts, playgrounds for all ages, spray park, tennis courts, ice rink, patio spaces, firepits, and a toboggan hill. Inside, residents enjoy a gymnasium, rentable program rooms, banquet space, and gathering areas for private events. Conveniently located near major shopping centers such as Beacon Hill, with retailers including Costco, Canadian Tire, and H-Mart, and with quick access to Stoney Trail for easy commuting across the city. Don't miss this inc...

5pc Bathroom 8.75 Ft x 11.67 Ft
5pc Bathroom 10.58 Ft x 10.92 Ft
Bedroom 10.17 Ft x 10.42 Ft
Bedroom 12.42 Ft x 10.50 Ft
Bonus Room 16.25 Ft x 14.08 Ft
Laundry room 8.75 Ft x 5.92 Ft

3pc Bathroom 4.92 Ft x 8.92 Ft
Bedroom 9.83 Ft x 11.17 Ft
Foyer 7.42 Ft x 6.92 Ft
Kitchen 10.92 Ft x 15.42 Ft
Living room 12.00 Ft x 15.50 Ft
Dining room 10.92 Ft x 7.50 Ft
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Listing Presented By:



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