

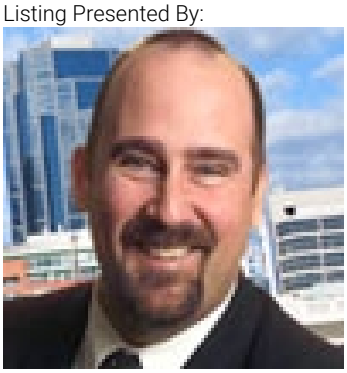
29 Marmot Pass Calgary Alberta

$755,000

10K price reduction 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 legal suite subject to approvals and permitting by the municipality. This space could also be used for 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 ...

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

Listing Presented By:



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Primary Bedroom 13.50 Ft x 15.67 Ft