



95 Marmot Way Calgary Alberta

\$674,900

Brand NEW | Fully Upgraded | Separate Entrance to Basement | Quick Possession | 3 Bed 2.5 Bath | Comes with FULL NEW HOME WARRANTY | Welcome to this exquisite, newly constructed residence boasting over 1500 square feet of living space across the main and upper levels. Open main floor concept with centre island in Kitchen and upgraded tiles over the back window. Gas Range, stainless steel appliances and cabinets to the ceiling finishes the kitchen. SOUTH backyard to enjoy Calgary's sunny weather. Upstairs has 3 bedrooms including a large primary room with walk-in closet and full ensuite. Designed for a legal basement suite below, the 9-ft high ceiling and rough-in plumbing for both bathroom and kitchen makes it available for immediate development. This new home is situated in community of Glacier Ridge allows you to enjoy the convenience of being 10 minutes from a Costco, 20 minutes from the airport, and access to all major routes, including Stoney Trail and Deerfoot. Shopping and playgrounds are scattered throughout the community, with Creekside and Evanston shopping areas only a few minutes away. Come check out RIDGE community. (id:6769)

- 4pc Bathroom 8.17 Ft x 4.92 Ft
- 4pc Bathroom 8.25 Ft x 7.08 Ft
- Bedroom 9.08 Ft x 11.50 Ft
- Bedroom 9.42 Ft x 11.00 Ft
- Laundry room 5.25 Ft x 7.00 Ft

- Primary Bedroom 13.25 Ft x 12.08 Ft
- Dining room 12.58 Ft x 9.92 Ft
- Kitchen 12.58 Ft x 12.83 Ft
- Living room 14.50 Ft x 12.25 Ft
- 2pc Bathroom 5.25 Ft x 5.33 Ft

Listing Presented By:



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