

# \$859,900 - 38 Marmot Passage Nw, Calgary

MLS® #A2248387

## \$859,900

5 Bedroom, 4.00 Bathroom, 2,534 sqft  
Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

This beautifully designed home in Pine Creek backs onto a serene wetland and features a walkout basement. The main floor offers a bright, south-facing kitchen overlooking the wetland, along with a versatile flex room to meet changing needs. Upstairs, youâ€™ll find three spacious bedrooms, including a stunning ownerâ€™s bedroom, and a central bonus room for family time. This home blends modern comfort with scenic surroundings, perfect for families seeking space and flexibility. Photos are representative.



Pine Creek offers the charm of nature with the convenience of nearby amenities. Photos are representative.

Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248387    |
| Price          | \$859,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,534       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 38 Marmot Passage Nw |
| Subdivision | Glacier Ridge        |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R2J3               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator                              |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric, Insert   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished, Walk-Out   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Awning(s)  |
| Lot Description   | Back Yard, Level, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding, Wood Frame                              |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-G               |

### Listing Details

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