

# \$659,900 - 264 Marmot Grove Nw, Calgary

MLS® #A2260366

**\$659,900**

4 Bedroom, 3.00 Bathroom, 1,813 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

\*\*\*BRAND NEW\*\* Welcome to this Brand New Upgraded Exceptional 4 Bedroom and 3 Full bathroom move in Home! with 1813 Sq/Ft of living space in the community of Glacier Ridge. Abundant natural light throughout the home from the many over sized windows, Stunning living area , Full Bathroom, Large Flex room and formal dining space and open sight lines to the kitchen. The spectacular gourmet kitchen and living space is built for entertaining, boasting farmhouse style cabinetry , Good size central island, Quartz counter tops, French door fridge and Large pantry . The atrium nook with large sun filled windows supply plenty of sunlight throughout the main floor and wide open staircase leads you to the second floor where you will find an Large Bonus room and 3 generous sized bedrooms. The impressive over sized master retreat contains a large walk in closet. over sized shower with glass door, custom vanity with dual sinks with quartz countertops and tile floor. Other 2 bedrooms share the main bathroom which features a bathtub, a custom vanity and tile floor. The unfinished 9â€™™ basement with three large windows and a separate side entrance offers endless opportunities to customize to your needs. Outside The quiet backyard offers great privacy. This family-oriented community has access to the best schools, Great location just steps away from school and shopping. Don't miss this move in home!



Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260366    |
| Price          | \$659,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,813       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                     |
|-------------|---------------------|
| Address     | 264 Marmot Grove Nw |
| Subdivision | Glacier Ridge       |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J2J5              |

Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home                 |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator |
| Heating           | Central, Forced Air, Natural Gas                                |
| Cooling           | None                                                            |
| Has Basement      | Yes                                                             |
| Basement          | Full, Exterior Entry, Unfinished                                |

Exterior

|                   |           |
|-------------------|-----------|
| Exterior Features | None      |
| Lot Description   | Back Lane |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 21                   |
| Zoning         | R-G                  |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | MaxWell Central |
|----------------|-----------------|

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