

# \$669,900 - 264 Marmot Grove Nw, Calgary

MLS® #A2260366

**\$669,900**

3 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 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	\$669,900
Bedrooms	3
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, 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	2
Zoning	R-G

**Listing Details**

Listing Office	MaxWell Central
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