

**263 Marmot Grove NW**  
**Calgary, Alberta**

**MLS # A2319872**



**\$869,900**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,680 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Located in the sought-after northwest community of Glacier Ridge, 263 Marmot Grove NW presents an exceptional opportunity to own a beautifully designed home that seamlessly combines modern elegance, functionality, and future potential. Thoughtfully crafted with over five bedrooms and four full bathrooms, this impressive residence offers a versatile layout ideal for growing families, multi-generational living, and those who love to entertain. From the moment you step inside, you are welcomed by bright, open-concept living spaces enhanced by large windows that fill the home with natural light. The heart of the home is the stunning chef-inspired kitchen, thoughtfully appointed with BUILT-IN APPLIANCES, a GAS COOKTOP, full-height CABINETRY TO THE CEILING, and an abundance of storage and preparation space. Whether preparing everyday meals or hosting family gatherings, this beautifully designed kitchen delivers both style and practicality. Adding even greater functionality is the dedicated SPICE KITCHEN, complete with its own GAS RANGE and separate gas line, allowing for effortless meal preparation while keeping the main kitchen pristine for entertaining. Together, these spaces create a dream setup for home chefs and those who enjoy hosting large gatherings. The main level offers a seamless flow between the kitchen, dining area, and living room, creating an inviting atmosphere for everyday living and special occasions alike. A thoughtfully designed floor plan provides flexibility and comfort while maintaining a sophisticated aesthetic throughout. Upstairs, the spacious sleeping quarters include generously sized bedrooms and well-appointed bathrooms designed to accommodate the needs of modern families. The primary retreat serves as a peaceful sanctuary, offering ample space, comfort, and privacy after a busy day. Additional bedrooms provide

flexibility for children, guests, a home office, or hobby space. Convenience continues with the inclusion of a WASHER AND DRYER, allowing for a truly move-in-ready experience. Every detail of this home has been carefully selected to enhance both daily living and long-term enjoyment. The UNDEVELOPED WALKOUT BASEMENT with impressive 9-FOOT CEILINGS presents an incredible opportunity to customize the space to suit your lifestyle. Whether you envision additional living areas, a home gym, entertainment space, extra bedrooms, or a future legal suite (subject to approvals and permits), the possibilities are endless. The walkout design provides abundant natural light and direct access to the backyard, creating a bright and welcoming lower level ready for your personal touch. Situated in the exciting master-planned community of Glacier Ridge, residents enjoy access to future parks, walking pathways, playgrounds, and natural green spaces designed to encourage an active outdoor lifestyle. Head to the showhome today for more information!