

**43 Marmot Grove NW**  
**Calgary, Alberta**

**MLS # A2337602**



**\$970,000**

|                  |                                                                     |               |                   |
|------------------|---------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Glacier Ridge                                                       |               |                   |
| <b>Type:</b>     | Residential/House                                                   |               |                   |
| <b>Style:</b>    | 2 Storey                                                            |               |                   |
| <b>Size:</b>     | 2,632 sq.ft.                                                        | <b>Age:</b>   | 2027 (-1 yrs old) |
| <b>Beds:</b>     | 4                                                                   | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Double Garage Attached                                              |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                           |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, No Neighbours Behind, Street Lighting |               |                   |

|                    |                                                                                                                              |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic 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>   | Cement Fiber Board, Stone, Vinyl Siding, Wood Frame                                                                          | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                          |                   |     |

Welcome to the Saffron II by Shane Homes, a stunning 4-bedroom, 4-bathroom pre-construction home in Glacier Ridge. Situated on a premium west-facing lot backing onto a ravine, this home features a walkout basement and a 135 sq. ft. vinyl deck designed to take advantage of the setting. Planned features include Hardie siding, Super Kitchen with chimney hood fan, spice kitchen with chimney hood fan and gas line, upgraded exterior elevation and basement preparation. Love the home as planned or explore available opportunities to customize select features and finishes to make it your own. Enjoy the benefits of building new with Shane Homes in one of NW Calgary's growing communities. Photos/renderings are representative and may show optional features.