

300 Marmot Grove NW
Calgary, Alberta

MLS # A2281859



\$661,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to the Arista by Morrison Homes, a brand-new laned home located in the growing NW community of Glacier Ridge. Offering just over 1,800 sq.ft. of thoughtfully designed living space, this 4-bedroom home combines modern finishes with a highly functional layout. The main floor features durable vinyl plank flooring and a rare main-floor bedroom paired with a full 3-piece bathroom—ideal for guests, extended family, or a home office. The gourmet kitchen is a standout, complete with a pantry, Kingswood cabinetry, a quartz island with a champagne bronze pull-down faucet, and upgraded appliances including a gas range and a French door refrigerator with ice maker and exterior water dispenser. The open-concept layout flows seamlessly into the dining and living areas, perfect for everyday living and entertaining, while a 10' x 10' deck with a gas line for your BBQ extends your living space outdoors. The rear of the home includes a 20' x 22' concrete parking pad, offering convenient off-street parking with future garage potential. Upstairs, you'll find a spacious bonus room, three bedrooms, and a dedicated laundry area. The primary bedroom features its own 3-piece ensuite, with a full bathroom conveniently located for the additional bedrooms, and soft carpet throughout the upper level adds comfort and warmth. The home includes an upgraded 9' foundation, and the basement is roughed in for a future suite, offering excellent potential for additional living space or future income opportunities (a secondary suite would be subject to approval and permitting by the city/municipality). Glacier Ridge Village is expected to open in 2026 and will feature a skating ribbon, walking paths, basketball courts, an all-ages playground, spray park, tennis court, ice rink, patio spaces, firepit, and a toboggan hill. Inside, residents will

enjoy a gymnasium, rentable rooms for programs and private events, banquet space, and welcoming seating and gathering areas.