

**296 Marmot Grove NW
Calgary, Alberta**

MLS # A2281862



\$554,900

| | | | |
|------------------|----------------------------|---------------|------------------|
| Division: | Glacier Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,360 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Rectangular Lot | | |

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

Inclusions: N/A

Welcome to the Nova by Morrison Homes in Glacier Ridge, offering 1,360 sq.ft. of well-designed living space. The upper level features 3 bedrooms and two 4-piece bathrooms, including a primary bedroom with its own ensuite. The main floor showcases vinyl plank flooring throughout, a bright kitchen with a central island, quartz countertops, Kingswood cabinetry, and stainless steel appliances, plus a convenient 2-piece bathroom that also serves as the laundry area. This home also includes a side entrance, 9' foundation, and the basement is roughed-in for a future suite, providing excellent flexibility. (a secondary suite would be subject to approval and permitting by the city/municipality). Additional highlights include knockdown ceiling texture, 10x10 rear deck with gas line for BBQ, and a rear gravel parking pad. This home is ideal for first-time buyers or investors! 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.