

**296 Marmot Grove NW  
Calgary, Alberta**

**MLS # A2281862**

**\$554,900**



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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.