

\$849,900 - 299 Marmot Grove Nw, Calgary

MLS® #A2244511

\$849,900

5 Bedroom, 4.00 Bathroom, 2,540 sqft
Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

The Lawson ZLL by Trico Homes is a modern front-drive garage home near parks and green space. It features a walkout basement with a separate entry—ideal for potential future development. The main floor has a spice kitchen, flex room, and a bedroom with a full bath and standing shower. Upstairs includes four bedrooms, three full bathrooms, and a central bonus room, including a luxurious 5-piece ensuite in the owner’s retreat. Located in Glacier Ridge, a prestigious Northwest community with mature trees, resort-style lighting, and proximity to established amenities. Photos are representative.



Built in 2025

Essential Information

MLS® #	A2244511
Price	\$849,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,540
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	299 Marmot Grove Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R2B5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Awning(s)
Lot Description	Back Lane, Landscaped, Level, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	24
Zoning	R-G

Listing Details

Listing Office	Bode Platform Inc.
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