

# \$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	5
Zoning	R-G

## Listing Details

Listing Office	Bode Platform Inc.
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