

# \$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 | 70               |
| Zoning         | R-G              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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