



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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299 Marmot Grove NW  
Calgary, Alberta

MLS # A2244511



**\$849,900**

|           |                                                                          |        |                  |
|-----------|--------------------------------------------------------------------------|--------|------------------|
| Division: | Glacier Ridge                                                            |        |                  |
| Type:     | Residential/House                                                        |        |                  |
| Style:    | 2 Storey                                                                 |        |                  |
| Size:     | 2,540 sq.ft.                                                             | Age:   | 2025 (0 yrs old) |
| Beds:     | 5                                                                        | Baths: | 4                |
| Garage:   | Double Garage Attached                                                   |        |                  |
| Lot Size: | 0.08 Acre                                                                |        |                  |
| Lot Feat: | Back Lane, Landscaped, Level, Low Maintenance Landscape, Street Lighting |        |                  |

|             |                                                     |            |     |
|-------------|-----------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                             | Water:     | -   |
| Floors:     | See Remarks                                         | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                     | Condo Fee: | -   |
| Basement:   | Full, Unfinished, Walk-Out To Grade                 | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                     | Zoning:    | R-G |
| Foundation: | Poured Concrete                                     | Utilities: | -   |
| Features:   | Bathroom Rough-in, Double Vanity, Walk-In Closet(s) |            |     |

Inclusions: N/A

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.