



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

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38 Marmot Passage NW
Calgary, Alberta

MLS # A2248387



\$859,900

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, Kitchen Island, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

This beautifully designed home in Pine Creek backs onto a serene wetland and features a walkout basement. The main floor offers a bright, south-facing kitchen overlooking the wetland, along with a versatile flex room to meet changing needs. Upstairs, you’ll find three spacious bedrooms, including a stunning owner’s bedroom, and a central bonus room for family time. This home blends modern comfort with scenic surroundings, perfect for families seeking space and flexibility. Photos are representative. Pine Creek offers the charm of nature with the convenience of nearby amenities. Photos are representative.