$1,065,000 - 147 Marmot Grove Nw, Calgary

MLS® #A2264896

$1,065,000
4 Bedroom, 3.00 Bathroom, 1,207 sqft
Residential on 0.11 Acres

Glacier Ridge, Calgary, Alberta

Welcome to 147 Marmot Grove NW, where refined design meets relaxed luxury in the heart of Glacier Ridge - one of NW Calgaryâ€™s most sought-after new communities. This home isnâ€™t just a place to live; itâ€™s a lifestyle. Think quiet morning coffee overlooking the environmental reserve, golden hour dinners on the patio with no neighbours behind, and the ease of single-level living that still offers space for family, guests, and entertaining. From the moment you step inside, light pours through soaring vaulted ceilings that crown the open-concept main floor. The living, kitchen, and dining areas flow together effortlessly, creating a sense of airiness and connection. Every detail feels elevated, from the 8' interior doors to the luxury vinyl plank flooring that stretches seamlessly throughout. At the center of it all is a chefâ€™s kitchen designed for both beauty and purpose. Two-toned cabinetry in taupe and dark grey, Delta champagne bronze hardware, and a custom hood fan set a rich, modern tone. The oversized island is not only a gathering place - itâ€™s brilliantly functional, with banks of deep drawers for organized, easy-access storage. A farmhouse sink, appliance garage, and six-burner gas range complete the culinary experience, while direct access to the rear patio invites effortless indoor-outdoor living. The living room feels warm yet sophisticated, anchored by a fully tiled electric fireplace - a natural focal point for cozy nights in or weekend gatherings. Just off

the main area, the primary suite is designed as a true retreat - itâ€™s connected to everything you need: a walk-in closet, laundry area, and a spa-inspired ensuite that feels straight out of a boutique hotel. Enjoy a custom tiled shower with a rainfall head and wand, a soaker tub, quartz countertops, and walls wrapped in elegant tile. Every finish, every fixture whispers â€œrelax, youâ€™re home.â€• Downstairs, the fully developed basement extends your living space beautifully with three additional bedrooms, a full bath, and a versatile rec room - perfect for a home gym, movie nights, or a cozy guest retreat. Outside, the stone and Hardie Board exterior offers timeless curb appeal, while the great-sized yard and peaceful backdrop of the environmental reserve create the kind of privacy and natural connection thatâ€™s rare in the city. The community of Glacier Ridge offers rolling landscapes, wide open skies, and thoughtfully planned streetscapes. Youâ€™ll find parks, walking paths, playgrounds, and new amenities taking shape all around you - just minutes from established conveniences, yet surrounded by quiet and space. Every inch of this sprawling bungalow is a testament to thoughtful design and modern living. Itâ€™s a home that celebrates both beauty and function - perfect for those who want to live stylishly, comfortably, and connected to nature. Experience the feeling of home, elevated. Schedule your private showing today.

Built in 2025

Essential Information

MLS® #	A2264896
Price	$1,065,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,207
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	147 Marmot Grove Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2G4

Amenities

Amenities	Clubhouse, Racquet Courts, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator
Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot

Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	465
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.