

\$869,900 - 17 Marmot Passage Nw, Calgary

MLS® #A2263666

\$869,900

4 Bedroom, 4.00 Bathroom, 2,525 sqft

Single Family on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Welcome to 17 Marmot Passage NW, where modern design meets family functionality in the heart of Glacier Ridge - one of northwest Calgary's most sought-after new communities. Built by Cedarglen Homes, this is the showstopping three-storey Carbon model offering 2,525 sq ft of beautifully designed living space, complete with 4 bedrooms, 3.5 bathrooms, a third-floor loft, and a covered balcony - perfect for families who want it all. From the moment you walk through the front door, you'll notice how every detail feels elevated. The main floor welcomes you with 8 doors, upgraded black hardware, and luxury vinyl plank flooring that flows seamlessly throughout the open layout. The great room is bright and airy with large windows and a sleek electric fireplace, while the chef-inspired kitchen is the true heart of the home featuring two-tone cabinetry, quartz countertops, a full working kitchen, and gas lines to both the range and BBQ. Whether you're hosting a dinner party or a quiet night in, the dining nook and rear deck create an effortless indoor-outdoor flow. Upstairs, the primary retreat offers a peaceful escape with a large walk-in closet and a spa-like ensuite finished with tiled walls and an upgraded shower glass door. Two additional bedrooms, a full bathroom, upper-floor laundry, and a spacious bonus room ensure everyone has space to relax, work, or play. And just when you think you've seen it all - head up to the third-floor loft. This flexible space with its



own covered balcony is where youâ€™ll unwind after a long day, enjoy morning coffee in the sunshine, or set up your dream home office or media room. A 4th bedroom resides on this level, along with another 4 pc bathroom. Itâ€™s the perfect blend of comfort, creativity, and style. The side entrance and unfinished basement also make this home future-ready, with rough-ins for a secondary suite (subject to permitting and approval by the city) - offering both flexibility and long-term value. Outside your doorstep, Glacier Ridge invites you to live a lifestyle that balances nature, convenience, & community. Walk or bike through the beautifully designed pathways and green spaces, spend weekends exploring nearby parks and playgrounds, or take a quick drive to Creekside Shopping Centre, Beacon Hill, or Evanston Towne Centre for all your favourite shops, cafÃ©s, and everyday essentials. With schools, recreation areas, and future amenities continuing to grow, this is a community where families truly thrive. Available for immediate possession, this exceptional home blends luxury, practicality, & connection in one of Calgaryâ€™s most exciting northwest neighbourhoods. Come experience the thoughtful design and lasting quality of Cedarglen Homes and make Glacier Ridge your next chapter. (id:6289)

Built in 2025

Essential Information

Listing #	A2263666
Price	\$869,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,525
Acres	0.08

Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	17 Marmot Passage Nw
Subdivision	Glacier Ridge
City	Calgary
Province	Alberta
Postal Code	T3R2J3

Amenities

Amenities	Park, Playground, Schools, Shopping, Clubhouse, Recreation Centre
Features	No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	See remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Basement	Separate entrance

Exterior

Exterior	Stone, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Benchmark
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Listing information last updated on October 13th, 2025 at 3:16pm CDT