

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

MLS® #A2263666

**\$869,900**

4 Bedroom, 4.00 Bathroom, 2,525 sqft

Residential 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.

Built in 2025

**Essential Information**

MLS® #	A2263666
Price	\$869,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,525

Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address	17 Marmot Passage Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2J3

### Amenities

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

### Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Bathroom Rough-in
Appliances	See Remarks
Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      October 10th, 2025  
Days on Market                1  
Zoning                              R-G  
HOA Fees                         465  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Royal LePage Benchmark

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