

# \$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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.