

Emerald.

267 MARMOT GROVE NW

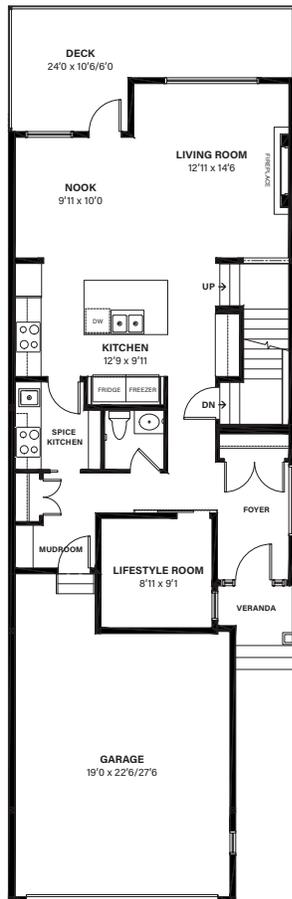
2377^{SQ.FT.}

3 BEDS | 2.5 BATHS

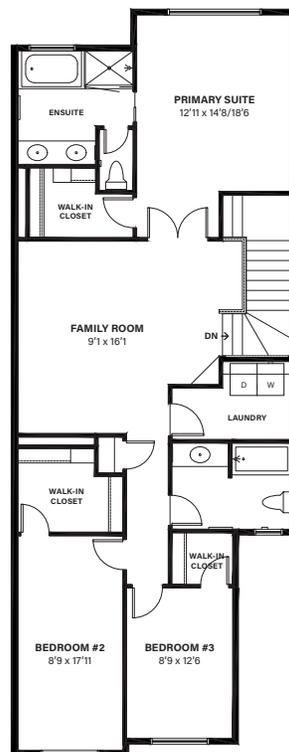
\$870,000 INCLUDES LOT & GST



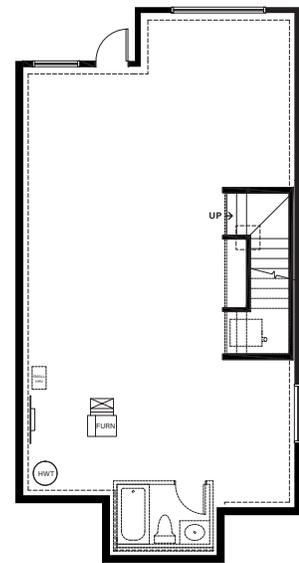
MAIN FLOOR 1009 SQ.FT.



SECOND FLOOR 1368 SQ.FT.



BASEMENT



SHANEHOMES.COM

Welcome Centre | 157 & 161 Mitchell Road NW

Hours | Monday - Thursday: 2PM - 8PM | Saturday, Sunday & Holidays: 12PM - 5PM

Jeff Luif - Area Manager | (403) 536-2302 | JeffL@shanehomes.com

Samantha Hodgins - New Home Advisor | (403) 536-2303 | SamanthaH@shanehomes.com



GLACIER RIDGE

SHANE
HOMES

Emerald.

267 MARMOT GROVE NW



SCAN THE QR CODE
TO LEARN MORE

FEATURES

- Fully upgraded home
- Walkout basement with full deck
- Oversized walkout windows
- Gourmet kitchen with upgraded appliances
- Spice kitchen
- 9' ceilings on main floor and basement
- 3 bedrooms & 2 full bathrooms
- Vaulted bonus room with skylight
- Rough-in for legal suite
- Installed garage heater



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