

# \$1,061,900 - 149 Mitchell Road Nw, Calgary

MLS® #A2194700

**\$1,061,900**

4 Bedroom, 4.00 Bathroom, 2,373 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

**\*\*BRAND NEW HOME ALERT\*\*** Great news for eligible First-Time Home Buyers â€” NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTORÂ®. VERIFIED Jayman BUILT Show Home! **\*\* Great & rare real estate investment opportunity \*\*** Start earning money right away **\*\* Jayman BUILT will pay you to use this home as their full time show home \*\*** **PROFESSIONALLY DECORATED** with all of the bells and whistles. **\*\*BEAUTIFUL SHOW HOME\*\*FULLY FINISHED\*\*MAIN FLOOR BEDROOM AND FULL BATH\*\***Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "HOLLY" SHOW HOME located in the brand new community of GLACIER RIDGE. A soon to be lovely neighborhood with great amenities welcomes you into 2800+sqft of craftsmanship & design offering a unique and expanded open floor plan boasting a stunning GOURMET kitchen featuring a beautiful Flush Centre Island, STONE COUNTERS, pantry & Sleek Stainless Steel KITCHENAID Appliances that overlooks the Dining Area that flows nicely into the spacious Great Room complimented by a gorgeous feature fireplace. Luxurious hardwood graces the Main floor along with stunning flooring in all Baths & laundry. Discover a FOURTH BEDROOM with a full en



suite situated on the main floor - ideal for additional family members, guests or anyone who refers no stairs. The 2nd level boasts 3 more bedrooms, convenient laundry & the most amazing Master Bedroom offering a PRIVATE EN SUITE with a spacious shower, stand-alone soaker tub, double vanities & Walk-through expansive closet; and to complete the space you have a private retreat carved out just just for you. The FULLY FINISHED BASEMENT offers another BATHROOM AND OFFICE / FLEX AREA with glass door and slat wall divider feature with work space and desks-JUST GORGEOUS! Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime! Jayman's QUANTUM PERFORMANCE INCLUSIONS with 32 SOLAR PANELS achieving Net Zero Certification, Proprietary Wall System, triple pane R-8 windows with Argon Fill, Daikin FIT electric air source heat pump, ultraviolet air purification system & Merv 15 filter and Smart Home Technology Solutions. Net Zero Certified Benefits include: \$2,136 in annual energy savings, 10.67 metric tonnes of greenhouse gases saved per year, 100% more energy efficient than minimum code in Alberta requires. 100% electric powered home. PRODUCE AS MUCH ENERGY AS YOU CONSUME WITH THE QUANTUM PERFORMANCE ULTRA E-HOME. This stunning Show Home has been completed in the Plus Fit & Finish and includes air conditioning, window coverings and wall paper

Built in 2024

**Essential Information**

MLS® #	A2194700
Price	\$1,061,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,373
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	149 Mitchell Road Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2G7

### Amenities

Amenities	None
Parking Spaces	4
Parking	Enclosed, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone Counters, Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Cooktop
Heating	Electric, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Veneer, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 14th, 2025
Days on Market	170
HOA Fees	420
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Jayman Realty Inc.
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