



GRASSROOTS
REALTY GROUP

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123 Mitchell Way NW
Calgary, Alberta

MLS # A2230372



\$839,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,373 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot, Interior Lot, Low Maintenance Landscape, Zero Lot Line		

Heating: Forced Air, Natural Gas, Solar

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: See Remarks, Unfinished

LLD: -

Exterior: Cement Fiber Board, Stone, Veneer, Vinyl Siding

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Closet Organizers, French Door, High Ceilings, Kitchen Island

Inclusions: Solar panels

Welcome to your beautifully upgraded four-level split in Glacier Ridge, Calgary's 2022 BILD Community of the Year. This meticulously designed home offers a modern yet timeless aesthetic, featuring high-end builder upgrades, energy-efficient systems, and smart home technology. Upon entering, you are welcomed by an open concept main level with triple-pane windows which flood the space with natural light while enhancing energy efficiency. The kitchen is designed for both style and function, featuring quartz countertops, high-end stainless-steel appliances, a large island with 4-person seating, sleek two-toned cabinetry, and large walk-in pantry. French doors with in-glass blind systems allow easy access to your back patio with gas BBQ hook-up. The open layout flows seamlessly into the dining and living areas, creating the perfect space for cozy family gatherings next to the two-sided premium Napoleon electric fireplace. The main floor also features a bonus office area and 2-piece washroom. The second level is home to the primary suite, a private retreat highlighted by elegant double French doors, a spacious walk-in closet, elegant Dimplex electric fireplace and a spa-like ensuite with a glass-enclosed shower, modern fixtures, and ample vanity space. On the third level you will find two additional bedrooms, a bonus family room, as well as a full bathroom with a double vanity. The four-level split layout ensures an ideal blend of openness and separation, providing versatile living areas suited to every need. The basement expands the possibilities and potential for this home even further, with rough-ins for a 3-piece bathroom, 9ft ceilings, and legal egress-sized windows for potential additional bedrooms. The home is fully landscaped and fenced! Finally, the front double attached garage ensures ample storage and covered parking space. This home is

packed with premium builder upgrades, setting it apart from the rest. Solar panels provide an environmentally friendly and cost-effective energy source, while an on-demand hot water system ensures unlimited hot water with improved efficiency. Smart home technology is seamlessly integrated, featuring an Amazon Echo Show, smart thermostats, and app-controlled lighting, allowing for maximum convenience and control. The triple-pane windows provide superior insulation, reducing energy costs while keeping the home comfortable year-round. Living in Glacier Ridge means being part of a master planned, award-winning community that blends nature and urban convenience. Inspired by the breathtaking Rocky Mountain landscapes, this neighborhood will offer green spaces, scenic walking trails, planned schools, recreational facilities, and shopping centers when fully completed. This location provides easy access to Stoney Trail and major amenities like Creekside Shopping Centre and Costco. With its stunning design, premium features, and unbeatable location, this is the one you won't want to miss. Contact us today for your private showing.