



**GRASSROOTS**  
REALTY GROUP

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174 Mitchell Road NW  
Calgary, Alberta

MLS # A2248477



**\$748,000**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,818 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Low Maintenance Landscape, Street Lighting,		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	See Remarks
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** N/A

This Sandalwood ZII showhome leaseback offers 1,818 sq ft of well-designed living. The main floor features a versatile flex room and full bath, anchored by a spacious kitchen ideal for cooking and entertaining. Upstairs, the large primary bedroom includes a 4pc ensuite, joined by two additional bedrooms, a secondary full bath, laundry, and a central loft for family gathering space. Complete with a double detached garage, this home blends functionality with style. Located in Glacier Ridge, a prestigious Northwest community with mature tree-lined streets, resort-style lighting, and easy access to established amenities. Located in Glacier Ridge, a prestigious Northwest community with mature tree-lined streets, resort-style lighting, and easy access to established amenities. Photos are representative.