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177 Mitchell Road NW Calgary, Alberta

MLS # A2272197



\$838,900

Division:	Glacier Ridge			
Type:	Residential/House			
Style:	2 Storey			
Size:	2,316 sq.ft.	Age:	2023 (2 yrs old)	
Beds:	4	Baths:	3 full / 1 half	
Garage:	Double Garage Attached			
Lot Size:	0.08 Acre			
Lot Feat:	Back Yard			

Floors: Carpet, Tile, Vinyl Plank	Sewer: -
Roof: Asphalt Shingle	Condo Fee: -
Basement: Full	LLD: -
Exterior: Vinyl Siding	Zoning: R-G
Foundation: Poured Concrete	Utilities: -

Features: Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: None

Welcome to this stunning Trico Homes SHOW HOME, now available for purchase with a guaranteed leaseback! This is one of the most secure and desirable investment opportunities on the market — own a premium show home and enjoy stress-free, reliable monthly income while Trico continues to use the property for sales and marketing. This is NOT a residential tenancy — Trico remains in full care and control of the home throughout the leaseback term. Property Highlights: Professionally designed and fully upgraded SHOWHOME, Premium finishes, designer selections, and expert craftsmanship throughout, Beautifully landscaped, fully completed inside and out, Thoughtfully curated décor & furnishings (if included, depending on agreement), Immaculately maintained by Trico during the entire leaseback. Leaseback Highlights: Trico pays 7.5% – an exceptional return rarely offered in today's market! Trico maintains full responsibility for: Utilities, Maintenance Showhome care & presentation, Guaranteed monthly payments, Flexible term — Trico maintains use of the home until sales are complete in the community. Zero hassle: Trico takes care of everything while you build equity in a premium asset. Location: Located in the highly sought-after community of Glacier Ridge, offering a blend of natural surroundings, walking paths, future amenities, and family-friendly living. Perfect For: Investors seeking reliable, hassle-free income, Buyers wanting to secure a future home but delay possession, Anyone wanting a beautifully finished home, kept in show home condition. Don't miss out on this opportunity - visit the showhome today! *Photos are taken from the Showhome and measurements are pulled from builder drawings*