



GRASSROOTS
REALTY GROUP

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128 Mitchell Walk NW
Calgary, Alberta

MLS # A2272479



\$629,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,768 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	10 Solar Panels		

Jayman BUILT | ****CONVENIENT SIDE ENTRY**PARK FACING**STUNNING SPLIT LEVEL DESIGN****Exquisite & beautiful, you will be impressed by Jayman BUILT's Jasper model currently being built in the up & coming Northwest community of Glacier Ridge. A lovely new neighborhood with parks and playgrounds welcomes you into a thoughtfully planned living space featuring craftsmanship & design. Offering a unique open floor plan featuring outstanding design for the most discerning buyer! Boasting a stunning GOURMET kitchen with a beautiful centre island with Flush Eating Bar & Sleek stainless-steel appliances, including a WHIRLPOOL French Door refrigerator with icemaker, Electric slide-in smooth top range, Panasonic microwave with trim kit and designer Broan hood fan insert with modern flat wood shroud flowing nicely into the adjacent spacious dining room, complemented with an iron spindle railing. All nicely overlooking the lower Great Room with soaring 11 ft ceiling height. Discover the upper level, where you will enjoy a full bath, convenient 2nd-floor laundry, and three sizeable bedrooms, including the Primary Suite with a huge walk-in closet and a 4pc en suite with an oversized shower and dual vanities. A spacious, centrally located loft adds extra living space for the whole family to enjoy. The lower level offers 3 pc rough-in for future development and awaits your great design ideas. Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Elegant QUARTZ counter tops in the Kitchen and baths, Triple Pane Windows and Smart Home Technology

Solutions! Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy a climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save!