



**178 Mitchell Road NW**  
**Calgary, Alberta**

**MLS # A2276713**



**\$824,900**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,815 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Gravel Driveway, On Street, Outside, Parking Pad, Side By Side		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Street Lighting, Zero Lot Line		

<b>Heating:</b>	Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Veneer, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** 14 Solar Panels

**\*\*SHOW HOME ALERT!\*\*LEASEBACK\*\*VERIFIED Jayman BUILT Show Home!\*\*Great & rare real estate investment opportunity\*\*Start earning money right away\*\*Jayman BUILT will pay you a monthly return (annual) to use this home as their full time show home \* 14 SOLAR PANELS \* MAIN FLOOR FLEX ROOM \* Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's highly sought-after "COOPER" home located in the up & coming community of Glacier Ridge. A lovely neighbourhood with parks, playgrounds & great new amenities welcomes you into over 2500+ sq ft of developed living space featuring stunning craftsmanship and thoughtful design. Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful centre island with a flush eating bar & sleek stainless steel KitchenAid appliances, including a Counter Depth French Door w/ Internal Water/Ice, 30" Built in Wall Oven/MW Combo, 36" gas cooktop and a Broan power pack built-in cabinet hoodfan. Black Pearl GRANITE countertops through out, soft close slab cabinets, and a coal black sil granite Blanco undermount sink compliment the space. Enjoy the generous dining area adjacent to the spacious kitchen, overlooking the lower rear Great Room with an 11-foot ceiling and a beautiful bank of over sized windows with a beautiful feature fireplace. To complete the main level, you have a designated flex space perfect for an office or den or a FOURTH BEDROOM as it has a closet and is situated nicely adjacent to the FULL BATH with over sized shower. You will discover the 2nd level boasts 3 sizeable bedrooms, with the Primary Bedroom including a gorgeous 3 pc private en suite with an oversized walk-in shower and generous walk-in closet along with 2nd-floor laundry for convenience, full bath and loft area adding additional living space for you and**

your family to enjoy. The FULLY FINISHED WALK OUT basement adds 810 sqft more living space with a spacious and modern GYM along with a fantastic THEATRE featuring raised sitting areas with a WET BAR upon entry to the Theatre and FULL BATH for your guests to enjoy. As well, you have space to build a double detached garage at your leisure. In addition your Jayman home offers Core Performance with 14 SOLAR PANELS, triple pane R-8 windows & dual argon gas filled with casement, Daikin FIT electric air source heat pump with natural gas back up, ultraviolet air purification system & Merv 13 filter, tankless hot water heater and Smart Home Technology Solutions. Hybrid Benefits include: \$1,500 in annual energy savings, 4.2 metric tonnes of greenhouse gases saved per year, 60% more energy efficient than minimum code in Alberta requires.