



174 Mitchell Road NW
Calgary, Alberta

MLS # A2278518



\$718,900

Division: Glacier Ridge

Type: Residential/House

Style: 2 Storey

Size: 1,818 sq.ft. **Age:** 2023 (3 yrs old)

Beds: 3 **Baths:** 3

Garage: Double Garage Detached

Lot Size: 0.06 Acre

Lot Feat: Back Yard, Landscaped, Level, Low Maintenance Landscape, Street Lighting

Heating: Forced Air, Natural Gas

Water: -

Floors: See Remarks

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, Walk-In Closet(s)

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.