



GRASSROOTS
REALTY GROUP

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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.