



**GRASSROOTS**  
REALTY GROUP

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100 Mitchell Way NW  
Calgary, Alberta

MLS # A2190900



**\$795,000**

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,322 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

The Concord ZLL is a stylish and contemporary home designed by Trico Homes, offering a blend of comfort and functionality. This front drive garage home is located near green spaces and parks and has a sunshine basement with a separate entry. Perfect for families looking for a place to call home and a potential to develop the unfinished basement at the same time. The main floor features a bedroom with a full washroom including a standing shower . The upper floor has a centre bonus room and 3 bedrooms including a 5-piece owner's ensuite. Glacier Ridge offers a rare chance for families to live in a new prestigious new Northwest community that feels nostalgic. There's room to grow, live and play among the mature tree-lined streets where resort-inspired street lights warm the fronts of meticulously designed craftsman, prairie and mountain inspired homes. Best of all, it's adjacent to established communities which means all your go-to amenities and favourite destinations are just a short drive away.