



GRASSROOTS
REALTY GROUP

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149 Mitchell Road NW
Calgary, Alberta

MLS # A2194700



\$1,010,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,373 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Enclosed, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Electric, Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Veneer, Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone Counters, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

****BRAND NEW HOME ALERT**** Great news for eligible First-Time Home Buyers – NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTOR®. VERIFIED Jayman BUILT Show Home! ** Great & rare real estate investment opportunity ** Start earning money right away ** Jayman BUILT will pay you to use this home as their full time show home ** PROFESSIONALLY DECORATED with all of the bells and whistles. ****BEAUTIFUL SHOW HOME**FULLY FINISHED**MAIN FLOOR BEDROOM AND FULL BATH****Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "HOLLY" SHOW HOME located in the brand new community of GLACIER RIDGE. A soon to be lovely neighborhood with great amenities welcomes you into 2800+sqft of craftsmanship & design offering a unique and expanded open floor plan boasting a stunning GOURMET kitchen featuring a beautiful Flush Centre Island, STONE COUNTERS, pantry & Sleek Stainless Steel KITCHENAID Appliances that overlooks the Dining Area that flows nicely into the spacious Great Room complimented by a gorgeous feature fireplace. Luxurious hardwood graces the Main floor along with stunning flooring in all Baths & laundry. Discover a FOURTH BEDROOM with a full en suite situated on the main floor - ideal for additional family members, guests or anyone who refers no stairs. The 2nd level boasts 3 more bedrooms, convenient laundry & the most amazing Master Bedroom offering a PRIVATE EN SUITE with a spacious shower, stand-alone soaker tub, double vanities & Walk-through expansive closet; and to complete the space you have a private retreat carved

out just just for you. The FULLY FINISHED BASEMENT offers another BATHROOM AND OFFICE / FLEX AREA with glass door and slat wall divider feature with work space and desks-JUST GORGEOUS! Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime! Jayman's QUANTUM PERFORMANCE INCLUSIONS with 32 SOLAR PANELS achieving Net Zero Certification, Proprietary Wall System, triple pane R-8 windows with Argon Fill, Daikin FIT electric air source heat pump, ultraviolet air purification system & Merv 15 filter and Smart Home Technology Solutions. Net Zero Certified Benefits include: \$2,136 in annual energy savings, 10.67 metric tonnes of greenhouse gases saved per year, 100% more energy efficient than minimum code in Alberta requires. 100% electric powered home. PRODUCE AS MUCH ENERGY AS YOU CONSUME WITH THE QUANTUM PERFORMANCE ULTRA E-HOME. This stunning Show Home has been completed in the Plus Fit & Finish and includes air conditioning, window coverings and wall paper