



**GRASSROOTS**  
REALTY GROUP

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**149 Mitchell Road NW**  
**Calgary, Alberta**

**MLS # A2194700**



**\$994,900**

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

<b>Heating:</b>	Electric, Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile, 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>	-
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	N/A		

**\*\*BRAND NEW HOME ALERT\*\*** Great news for eligible First-Time Home Buyers &ndash; 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&reg;. 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