

# \$1,061,900 - 149 Mitchell Road Nw, Calgary

MLS® #A2194700

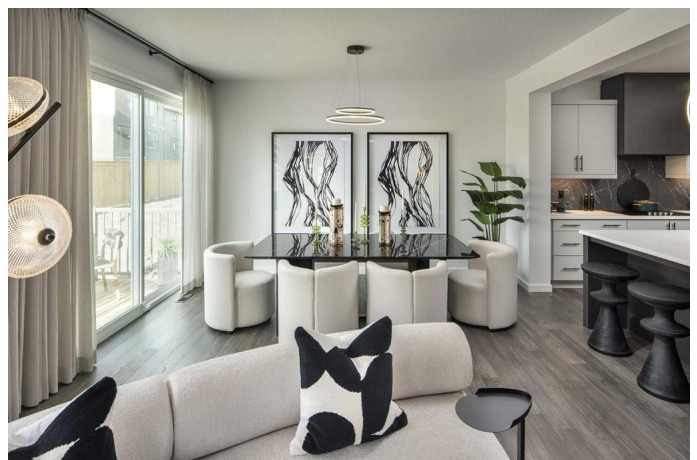
**\$1,061,900**

4 Bedroom, 4.00 Bathroom, 2,373 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

**\*\*BRAND NEW HOME ALERT\*\*** Great news for eligible First-Time Home Buyers â€” 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

Built in 2024

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2194700    |
| Price    | \$1,061,900 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,373       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 149 Mitchell Road Nw |
| Subdivision | Glacier Ridge        |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 2G7              |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                        |
| Parking Spaces | 4                                                                                           |
| Parking        | Enclosed, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                                           |

### Interior

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Cooktop                                                                                                      |
| Heating           | Electric, Forced Air                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                                                    |
| Fireplaces        | Electric, Great Room                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                                                       |

**Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Rectangular Lot                  |
| Roof              | Asphalt Shingle                  |
| Construction      | Veneer, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 201                 |
| HOA Fees       | 420                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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