

# \$883,900 - 178 Mitchell Road Nw, Calgary

MLS® #A2194673

**\$883,900**

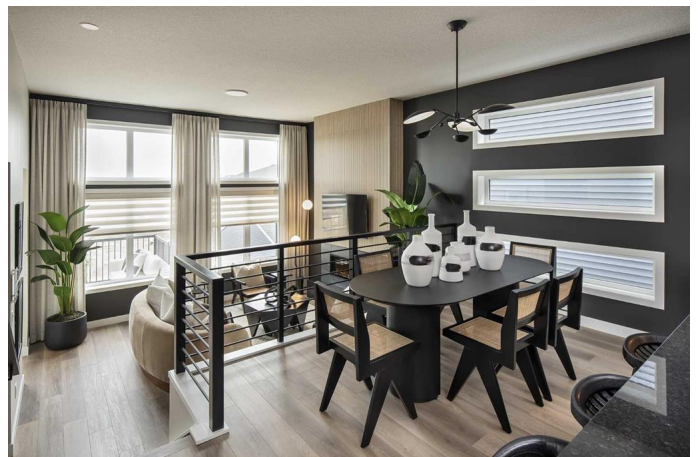
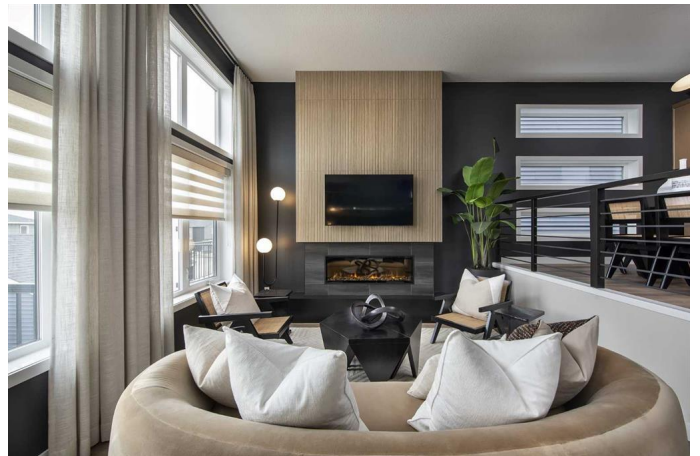
4 Bedroom, 4.00 Bathroom, 1,815 sqft

Residential on 0.07 Acres

Glacier Ridge, Calgary, Alberta

**\*\*SHOW HOME**

**ALERT!\*\*LEASEBACK\*\*VERIFIED Jayman BUILT Show Home!\*\*Great & rare real estate investment opportunity\*\*Start earning money right away\*\*Jayman BUILT will pay you a monthly return (annual) to use this home as their full time show home\*\*PROFESSIONALLY DECORATED with all of the bells and whistles\*\*BRAND NEW HOME ALERT \* 14 SOLAR PANELS \* MAIN FLOOR FLEX ROOM \* Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's highly sought-after "COOPER" home located in the up & coming community of Glacier Ridge. A lovely neighborhood with parks, playgrounds & great new amenities welcomes you into over 2500+ sq ft of developed living space featuring stunning craftsmanship and thoughtful design. Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful centre island with a flush eating bar & sleek stainless steel KitchenAid appliances, including a Counter Depth French Door w/ Internal Water/Ice, 30" Built in Wall Oven/MW Combo, 36" gas cooktop and a Broan power pack built-in cabinet hoodfan. Black Pearl GRANITE countertops through out, soft close slab cabinets, and a coal black sil granite Blanco undermount sink compliment the space. Enjoy the generous dining area adjacent to the spacious kitchen, overlooking the lower rear Great Room with an 11-foot ceiling and a beautiful bank of over sized**



windows with a beautiful feature fireplace. To complete the main level, you have a designated flex space perfect for an office or den or a FOURTH BEDROOM as it has a closet and is situated nicely adjacent to the FULL BATH with over sized shower. You will discover the 2nd level boasts 3 sizeable bedrooms, with the Primary Bedroom including a gorgeous 3 pc private en suite with an oversized walk-in shower and generous walk-in closet along with 2nd-floor laundry for convenience, full bath and loft area adding additional living space for you and your family to enjoy. The FULLY FINISHED WALK OUT basement adds 810 sqft more living space with a spacious and modern GYM along with a fantastic THEATRE featuring raised sitting areas with a WET BAR upon entry to the Theatre and FULL BATH for your guests to enjoy. As well, you have space to build a double detached garage at your leisure. In addition your Jayman home offers Core Performance with 14 SOLAR PANELS, triple pane R-8 windows & dual argon gas filled with casement, Daikin FIT electric air source heat pump with natural gas back up, ultraviolet air purification system & Merv 13 filter, tankless hot water heater and Smart Home Technology Solutions. Hybrid Benefits include: \$1,500 in annual energy savings, 4.2 metric tonnes of greenhouse gases saved per year, 60% more energy efficient than minimum code in Alberta requires. This stunning Show Home has been completed in the Extra Fit & Finish and includes air conditioning, window coverings and wall paper. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime.

Built in 2024

## **Essential Information**

MLS® #

A2194673

|                |             |
|----------------|-------------|
| Price          | \$883,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,815       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 178 Mitchell Road Nw |
| Subdivision | Glacier Ridge        |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 2G6              |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | None                                                           |
| Parking Spaces | 2                                                              |
| Parking        | Gravel Driveway, Parking Pad, Side By Side, On Street, Outside |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Gas Cooktop |
| Heating           | Electric, Forced Air, Natural Gas                                                                                             |
| Cooling           | Central Air                                                                                                                   |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                             |
| Fireplaces        | Electric, Great Room                                                                                                          |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Finished, Full, Walk-Out                                                                                                      |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | None                                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Street Lighting, Zero Lot Line |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Vinyl Siding, Wood Frame, Veneer                                 |
| Foundation        | Poured Concrete                                                  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 77                  |
| Zoning         | R-G                 |
| HOA Fees       | 150                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

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

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