# \$749,900 - 25 Mitchell Road Nw, Calgary

MLS® #A2214019

# \$749,900

3 Bedroom, 3.00 Bathroom, 1,802 sqft Residential on 0.07 Acres

Glacier Ridge, Calgary, Alberta

Don't miss this opportunity to own this stunning, newly built Jayman Avid 20 TY â€" Arts & Crafts-style home! With a thoughtful design focused on energy efficiency and modern living, this immaculate 1800 sq. ft. home features 9-foot ceilings, triple-pane windows, and 10 solar panels that help reduce energy costs by approximately 60â€"75%. Step inside to discover a beautifully upgraded interior with luxury vinyl plank flooring and an exceptional open-concept layout. The main level includes a spacious living and dining area with upgraded light fixtures, and an office/4th bedroom with a large window. The gourmet kitchen is a showstopper, equipped with quartz countertops, high-end stainless steel Whirlpool appliances including a French-door fridge with built-in ice maker, a built-in Panasonic microwave, soft-close two-tone cabinetry, tile backsplash, a generous walk-in pantry, and a large central island with seating. Upstairs, you'II find a bright bonus room, a generous primary suite featuring a walk-in closet with window and a luxurious ensuite, plus two additional bedrooms, a full bathroom, and a laundry room complete with a new Samsung washer and dryer. The separate side entrance leads to a 9-ft ceiling basement with incredible potential. It's been roughed-in for a future legal suite with provisions for a kitchen, bathroom, second laundry, and includes double furnaces and an HRV unitâ€"just awaiting permits and approvals. Additional upgrades include designer







Silhouette window coverings, a treated wood deck, and a gravel parking pad that fits two vehicles. There's plenty of space in the backyard to add a double detached garage when you're ready. Jayman's signature Core Performance package includes BuiltGreen Canada certification, an EnerGuide Rating, UV-C Air Purification, a high-efficiency furnace with MERV 13 filters, a Navien tankless hot water heater, triple-pane windows, and Smart Home Technology. Prime location: framed by Rocky Mountain views and just steps from a park and the future Glacier Ridge Village (opening 2025), a vibrant community hub offering a private facility and diverse outdoor amenities. Minutes to Costco. Walmart, T&T, H Mart, Beacon Hill, Sage Hill Centre, and major routes like Stoney Trail, Deerfoot Trail, and Shaganappi Trail.

#### Built in 2024

#### **Essential Information**

MLS® # A2214019

Price \$749,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,802

Acres 0.07

Year Built 2024

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 25 Mitchell Road Nw

Subdivision Glacier Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3R 2B5

## **Amenities**

Amenities Other

Parking Spaces 4

Parking Alley Access, Parking Pad, RV Access/Parking

## Interior

Interior Features Bathroom Rough-in, Built-in Features, Closet Organizers, High Ceilings,

Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Smart

Home, Tankless Hot Water

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Exterior Entry, Full, Walk-Up To Grade

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Front Yard, Street Lighting

Roof Asphalt Shingle

Construction ICFs (Insulated Concrete Forms)

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 23rd, 2025

Days on Market 25

Zoning R-G Residential

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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