



THE
A-TEAM

**RE/MAX
FIRST**

100 MITCHELL Way, Calgary T3R2G7

MLS® #: **A2190900**

Area: **Glacier Ridge**

Listing Date: **01/29/25**

List Price: **\$829,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,502 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,322**
Low Sqft:
Ttl Sqft: **2,322**

DOM

3
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Zero Lot Line**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|----------------------|--------------------------|--------------|-----------------------|
| 3pc Bathroom | Main | 0`0" x 0`0" | 3pc Bathroom | Upper | 0`0" x 0`0" |
| 5pc Ensuite bath | Upper | 0`0" x 0`0" | Great Room | Main | 13`10" x 12`0" |
| Nook | Main | 11`0" x 11`0" | Bedroom - Primary | Upper | 14`1" x 12`9" |
| Bedroom | Upper | 11`8" x 11`0" | Bedroom | Upper | 11`0" x 11`0" |
| Bonus Room | Upper | 16`5" x 14`0" | Bedroom | Main | 10`10" x 10`5" |

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

2410745;

Remarks

Pub Rmks: **The Concord ZLL is a stylish and contemporary home designed by Trico Homes, offering a blend of comfort and functionality. This front drive garage home is located near green spaces and parks and has a sunshine basement with a separate entry. Perfect for families looking for a place to call home and a potential to develop the unfinished basement at the same time. The main floor features a bedroom with a full washroom including a standing shower - perfect for multi-generational living. The upper floor has a centre bonus room and 3 bedrooms including a 5-piece owner's ensuite. Glacier Ridge offers a rare chance for families to live in a new prestigious new Northwest community that feels nostalgic. There's room to grow, live and play among the mature tree-lined streets where resort-inspired street lights warm the fronts of meticulously designed craftsman, prairie and mountain inspired homes. Best of all, it's adjacent to established communities which means all your go-to amenities and favorite destinations are just a short drive away. Photos are representative**

Inclusions:
Property Listed By: **N/A
Bode**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







