



THE
A-TEAM

**RE/MAX
FIRST**

178 MITCHELL Road, Calgary T3R 2G6

MLS®#: **A2194673**

Area: **Glacier Ridge**

Listing Date: **02/14/25**

List Price: **\$907,150**

Status: **Active**

County: **Calgary**

Change: **-\$47k, 21-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,814**

Low Sqft:

Ttl Sqft: **1,814**

Lot Information

Lot Sz Ar: **3,055 sqft**

Lot Shape:

DOM

8

Layout

Beds: **4 (4)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Street Lighting,Zero Lot Line
Gravel Driveway,On Street,Outside,Parking Pad,Side By Side**

Utilities and Features

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

Construction: **Veneer,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`9" x 12`3"
Kitchen	Main	8`9" x 12`2"
Mud Room	Main	6`2" x 4`2"
Bedroom - Primary	Upper	12`7" x 13`4"
Bedroom	Upper	9`1" x 10`11"
Laundry	Upper	6`5" x 4`6"
Bedroom	Main	11`0" x 8`11"

Room	Level	Dimensions
Dining Room	Main	11`2" x 8`6"
Foyer	Main	7`8" x 6`0"
3pc Bathroom	Main	8`7" x 5`5"
3pc Ensuite bath	Upper	10`9" x 6`8"
Bedroom	Upper	10`11" x 9`5"
4pc Bathroom	Upper	10`11" x 5`3"
Walk-In Closet	Upper	5`8" x 6`8"

Loft
Media Room

Upper
Basement

9`2" x 8`4"
18`4" x 10`4"

Exercise Room
4pc Bathroom
Legal/Tax/Financial

Basement
Basement

14`1" x 12`3"
10`4" x 5`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2410745

Remarks

Pub Rmks:

****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.**

Inclusions:
Property Listed By:

N/A
Jayman Realty Inc.

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





