



THE
A-TEAM

**RE/MAX
FIRST**

25 MITCHELL Road, Calgary T3R 2B5

MLS®#: **A2197060**

Area: **Glacier Ridge**

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

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,832 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,802**
Low Sqft:
Ttl Sqft: **1,802**

DOM

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Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,See Remarks**
Park Feat: **Parking Pad**

Utilities and Features

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

Construction: **ICFs (Insulated Concrete Forms)**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Kitchen Island,Quartz Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**
 Legal Desc: **2410745**

Zoning: **R-G Residential**

Remarks

Pub Rmks: **Click brochure link for more details. Don't miss the opportunity to live in this beautiful Jayman newly built modern Avid 20 TY - Arts & Crafts energy efficient home, with 9ft ceiling, triple pain windows to keep your house warm and 10 solar panels reducing energy bill by approximately 60-75% with CONVENIENT SIDE ENTRANCE. This exquisite, beautiful 1800 square foot open concept home has been built with extra Fit & Finish and includes beautiful vinyl flooring, a lovely GOURMANT kitchen with a big window and great size island/eating bar with quartz counter tops, soft close cabinets, brand new stainless steel Wirpool appliances, including a French door fridge with build in ice maker, a build in Panasonic microwave, a walk-in spacious pantry. A generous dining area and a spacious great room, all for you family to enjoy. The main has a beautiful flex room which a big window for lots of light that can be used as an office, playroom, or a guest bedroom. The wide stairs will take you to the upper floor, as you go up the stairs you will have a good size side windows which brings in plenty of natural light. You will discover the second floor which has a bonus room, 3 bedrooms, a walk in close with a nice window, 2 full baths, and a great size laundry with brand new Samsung washer/dryer for your easy and convenience. Enjoy a nicely centralized Bonus Room that separates the two additional bedrooms and the primary bedroom to create the additional privacy. The side entry door will lead you to the 9ft ceiling basement. The basement comes with all the required rough in and amenities (such as a second furnace and HRV unit, a future laundry location, a rough in for a basement kitchen sink) all needed for a future legal suite development with the proper required permits and municipal approvals. Gravel parking pad in the backyard can fit 2 cars. The back yard has space for you to a build your nice size deck and double detached garage at your convenience. The home comes with the new home warranty. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High-Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows, and Smart Home Technology Solutions! Great location, framed by Rocky Mountain views, steps away from a small park and the Glacier Ridge Village which is expected to open in 2025. Glacier Ridge Village will be much more than a residents' association - this community treasure will feature a private facility and an abundance of enriching outdoor experiences for all ages and abilities. You will be minutes away from Costco, Walmart, Canadian Tire, T & T, H Mart and all that Beacon Hill and Sage Hill shopping centres has to offer. East access to Stoney Trail, Deerfoot Trail, & a minute drive to Shaganappi Trail, and close to University of Calgary.**

Inclusions: **Call seller directly**
 Property Listed By: **Honestdoor Inc.**

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









