

# \$907,150 - 178 Mitchell Road Nw, Calgary

MLS® #A2194673

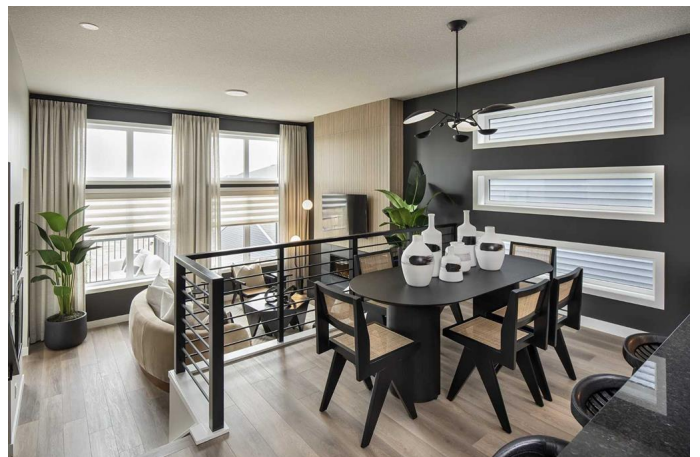
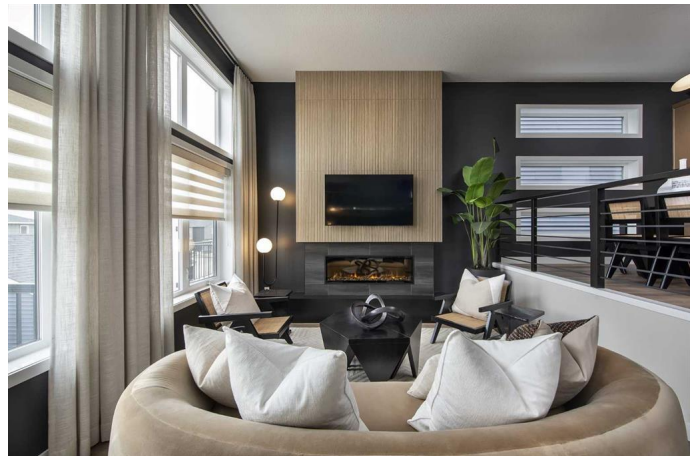
**\$907,150**

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	\$907,150
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, On Street, Parking Pad, Outside, Side By Side

### **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, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer
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	27
Zoning	R-G
HOA Fees	150
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office      Jayman Realty Inc.

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