

## 218 Mitchell Heath NW Calgary, Alberta

**MLS # A2315378**



**\$840,000**

|                  |                                                    |               |                  |
|------------------|----------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Glacier Ridge                                      |               |                  |
| <b>Type:</b>     | Residential/House                                  |               |                  |
| <b>Style:</b>    | Bungalow                                           |               |                  |
| <b>Size:</b>     | 1,280 sq.ft.                                       | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 3                                                  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                             |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                          |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, No Neighbours Behind |               |                  |

|                    |                                                                                                                             |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Composite Siding, Stone                                                                                                     | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s) |                   |     |
| <b>Inclusions:</b> | None                                                                                                                        |                   |     |

**NEW KNOCKOUT PRICE & LIMITED-TIME PRICING ON THIS EXCEPTIONAL OPPORTUNITY!** Take advantage of this rare chance to own a brand-new luxury bungalow in Glacier Ridge at an incredible value. With a replacement cost exceeding \$1 million, this is an opportunity that may not last long. This beautifully designed and professionally finished home offering 2,433 square feet of thoughtfully crafted living space in one of northwest Calgary's most exciting new communities. From the moment you step inside, you are welcomed by an impressive open-concept layout that seamlessly blends comfort, functionality, and modern elegance. Soaring vaulted ceilings create a remarkable sense of space throughout the main living areas, while expansive windows and nine-foot ceilings allow natural light to pour into the home. The living room, dining area, and kitchen flow effortlessly together, creating an inviting setting for both everyday living and entertaining. Custom built-in wine cabinets add a refined architectural feature, while the spacious dining area provides plenty of room for family gatherings and special occasions. A dedicated main-floor office offers privacy and flexibility, making it ideal for working from home, studying, or managing daily responsibilities. At the heart of the home is a chef-inspired kitchen that combines luxury finishes with exceptional functionality. Premium stainless steel appliances, generous quartz countertops, abundant cabinetry, and a high-performance stove make this space as practical as it is beautiful. Waterfall-edge countertops, custom tile accents, and rich hardwood flooring further elevate the design, creating a sophisticated environment for cooking, entertaining, and everyday life. The primary suite offers a peaceful retreat where comfort and relaxation take center stage. A spacious walk-in closet provides excellent storage, while the

spa-inspired ensuite features dual quartz vanities and a beautifully tiled glass shower, creating a private sanctuary to unwind at the end of the day. The fully finished lower level significantly expands the home's living space and features nine-foot ceilings, a large family and recreation area, two additional bedrooms, and a full bathroom. Whether accommodating guests, teenagers, extended family members, or creating additional space for hobbies and entertainment, this level provides exceptional versatility. Step outside and enjoy the privacy of a backyard that backs directly onto green space and walking paths. This tranquil setting creates a seamless connection to nature and provides the perfect backdrop for morning coffee, summer barbecues, or relaxing evenings spent enjoying the surrounding scenery. Living in Glacier Ridge means embracing a lifestyle centered around nature, community, and convenience with more than 10 kilometres of scenic pathways, parks and playgrounds alike. This is a rare opportunity to secure a brand-new luxury bungalow at an exceptional value.