

218 Mitchell Heath NW
Calgary, Alberta

MLS # A2341294



\$840,000

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

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

NEW KNOCKOUT PRICE & LIMITED-TIME PRICING ON THIS EXCEPTIONAL OPPORTUNITY! Take advantage of a rare chance to own a **BRAND-NEW LUXURY BUNGALOW** in Glacier Ridge at an incredible value. With a replacement cost exceeding \$1 million, this beautifully designed and professionally finished home offers 2,433 SQ. FT. of thoughtfully crafted living space, combining sophisticated finishes, impressive architectural details, and a desirable setting **BACKING ONTO GREEN SPACE AND WALKING PATHS.** Step inside to an impressive open-concept layout where soaring **VAULTED CEILINGS**, expansive windows, and nine-foot ceilings create a bright and spacious atmosphere. The living room, dining area, and kitchen flow seamlessly together, providing an inviting setting for everyday living and entertaining. Custom built-in wine cabinetry adds a refined touch, while a dedicated **MAIN-FLOOR OFFICE** provides a private and functional workspace. At the heart of the home, the **CHEF-INSPIRED KITCHEN** features premium stainless steel appliances, generous quartz countertops, abundant cabinetry, a high-performance stove, waterfall-edge countertops, custom tile details, and rich hardwood flooring. The spacious dining area offers plenty of room for gatherings while maintaining an effortless connection to the main living space. The **PRIMARY SUITE** is a peaceful retreat complete with a spacious walk-in closet and spa-inspired ensuite featuring dual quartz vanities and a beautifully tiled glass shower. The **FULLY FINISHED LOWER LEVEL** extends the living space with nine-foot ceilings, a generous family and recreation area, **TWO ADDITIONAL BEDROOMS**, and a full bathroom, making it ideal for guests, teenagers, extended family, or additional entertainment space. Outside, the backyard **BACKS DIRECTLY ONTO GREEN SPACE AND**

WALKING PATHS, creating added privacy and a peaceful natural setting for morning coffee, summer barbecues, and relaxing evenings. Living in Glacier Ridge means enjoying a growing northwest Calgary community designed around nature and connection, with more than 10 kilometres of scenic pathways, parks, and playgrounds. With its BRAND-NEW CONSTRUCTION, LUXURY FINISHES, FINISHED LOWER LEVEL, and desirable bungalow design, this is an exceptional opportunity to secure outstanding value in Glacier Ridge. Don't miss out on this rare gem - book your private showing today!