



GRASSROOTS
REALTY GROUP

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178 Mitchell Road NW
Calgary, Alberta

MLS # A2325907



\$799,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,815 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	4
Garage:	Gravel Driveway, On Street, Outside, Parking Pad, Side By Side		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Street Lighting, Zero Lot Line		

Heating:	Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 14 Solar Panels

14 SOLAR PANELS | DEVELOPED WALKOUT | MAIN-FLOOR BEDROOM & FULL BATH | SHOW HOME Welcome to Jayman BUILT's highly sought-after COOPER 20 Hybrid Performance Show Home at 178 Mitchell Road NW in Glacier Ridge. Offering approximately 1,840 sq. ft. above grade plus a 701 sq. ft. developed walkout basement, this impressive home provides more than 2,540 sq. ft. of finished living space with four bedrooms and three full bathrooms. The gourmet kitchen features Black Pearl granite countertops, soft-close slab cabinetry, a Coal Black Blanco Silgranit undermount sink and a large island with flush eating bar. Premium KitchenAid appliances include a counter-depth French-door refrigerator with internal water and ice, 30-inch built-in wall oven/microwave combination, 36-inch gas cooktop and Broan built-in cabinet hood fan. The dining area overlooks the sunken Great Room, where an 11-foot ceiling, oversized windows and electric feature fireplace create a bright, dramatic gathering space. Step outside to the 12' x 10' rear deck. A private main-floor bedroom with closet and adjacent three-piece bathroom with oversized glass-enclosed shower provides an excellent arrangement for guests, extended family or a home office. Upstairs are three sizeable bedrooms, a full bathroom, convenient laundry and linen storage, and a vaulted loft. The primary retreat includes a generous walk-in closet and private three-piece ensuite with an oversized glass-enclosed shower. The fully developed walkout level adds a modern gym or studio, large theatre room with raised seating platforms, wet bar with beverage centre, three-piece bathroom and walk-in storage—an outstanding setting for recreation and entertaining. Professionally designed as a show home, additional features include air conditioning, custom window coverings, feature wallpaper and

Jayman's EXTRA Fit & Finish®;. Space is available to build a future double detached garage. Jayman's Solar Energized Hybrid Performance features include 14 solar panels, triple-pane R-8 Low-E windows with dual argon gas fill, Daikin FIT electric air-source heat pump with natural-gas backup, UV air purification with MERV 13 filtration, tankless water heater and smart-home technology. Based on builder estimates, the hybrid system may provide approximately \$1,500 in annual energy savings, reduce greenhouse-gas emissions by 4.2 metric tonnes annually and deliver energy performance up to 60% better than Alberta's minimum building-code requirements. Actual savings and performance may vary with energy use, utility rates and operating conditions. Contact your REALTOR® today for complete purchase and "move in right away" details!