



GRASSROOTS
REALTY GROUP

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182 Mitchell Road NW
Calgary, Alberta

MLS # A2346842



\$824,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,732 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
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: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

**** VERIFIED Jayman BUILT Show Home! **** PROFESSIONALLY DECORATED with all of the bells and whistles. ****BEAUTIFUL FORMER SHOW HOME**** Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "AVERY 20" located in the up and coming community of Glacier Ridge. A lovely neighbourhood welcomes you to stunning craftsmanship and thoughtful design, packaged in an amazing 2 STOREY HOME INCLUDING A LEGAL WALKOUT BASEMENT SUITE! Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful central island with flush eating bar & sleek stainless steel Whirlpool appliances, including a French door refrigerator with ice maker and internal water, an electric slide-in smooth top range and over the range microwave. Stunning, elegant QUARTZ countertops surrounding kitchen perimeter and centre island, soft-close slab cabinets and Blanco stainless steel undermount sink complement the space. Enjoy the generous dining area overlooking the spacious Great Room, along with a great FLEX SPACE at the rear of the home, adjacent to the half bath, ideal for your home office or Den. You will discover the 2nd level boasts 3 sizeable bedrooms, with the Primary Bedroom including a gorgeous 4 pc private en suite with an oversized shower with a sliding glass door, dual vanities, and a generous walk-in closet, along with 2nd-floor laundry for ease of convenience. The open to below feature opens up the space. The LEGAL WALKOUT BASEMENT SUITE features a kitchen with extended island, bedroom, laundry and full bath. Your DOUBLE DETACHED GARAGE already built and ready for you. Not to mention your Jayman home offers Smart Home Technology Solutions, Core Performance with TEN SOLAR PANELS, BuiltGreen Canada Standard, with an EnerGuide Rating, UV-C Ultraviolet Light

Air Purification System, High Efficiency Furnace with Merv 13 Filters & HRV Unit, Navien-Brand tankless hot water heater and triple pane windows. Additional features of this beautiful home include a professionally designed colour palette and 12x10 rear deck Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime. Welcome Home!