



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

153 Mitchell Road NW
Calgary, Alberta

MLS # A2346845



\$849,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,594 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone Counters, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

****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 monthly at a 6% return (annual) to use this home as their full time show home ** PROFESSIONALLY DECORATED with all of the bells and whistles. This outstanding home will have you at "HELLO!" with THREE LEVELS AND ROOF TOP BALCONY!! If you love to ENTERTAIN AND HAVE ROOM FOR ALL WHO ENTER than this is the home for you! Immediately fall in love as you step in, offering almost 3 levels of developed living space offering you true craftsmanship & beauty! Luxury Vinyl Plank flooring invites you into a lovely open floor plan featuring an amazing GOURMET kitchen boasting stunning QUARTZ counters throughout with sleek stainless steel Whirlpool appliances with an Electric Slide in Smooth Top Stove, French Door Refrigerator with icemaker and internal water, Built-in Microwave, Venmar Chef designer hoodfan and a huge walk-in pantry. An amazing OPEN FLOOR PLAN offering a unique design featuring a beautiful ELEVATED FIREPLACE WITH OPEN TO ABOVE FEATURE that nicely elevates the stylish Great Room and Dining Room while the kitchen flows smoothly to overlook the main living area yet still maintaining a beautiful entertaining and prep designation boasting an expansive centre island with 12" flush eating bar. A designated office/den situated nicely to the front of the home and a half bath complete the space. The 2nd level offers you ample space to suit any lifestyle with over 1000+SF alone. 3 sizeable bedrooms with the beautiful Primary Suite offering a 5 star luxury en suite including dual vanities with an absolutely amazing large walk-in closet, gorgeous free-standing angled soaker tub, over sized stand-alone shower and**

separate water closet. Stunning Bonus room & large 2nd floor laundry with folding counter along with a full Main Bath. The AMAZING THIRD STOREY LEVEL boasts an OPULENT LOFT LEVEL, FULL bath AND A THIRD LEVEL LOFT BEDROOM/OFFICE WITH ANGLED CEILING AND AN AMAZING SPACIOUS THIRD LEVEL 24x13 BALCONY. AIR CONDITIONING, WINDOW COVERINGS AND WALL PAPER INCLUDED. This home will be sure to impress! Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions! View your dream home today!