



GRASSROOTS
REALTY GROUP

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177 Mitchell Road NW
Calgary, Alberta

MLS # A2349245



\$849,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,337 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 177 Mitchell Road NW, an exceptional Trico Homes residence that showcases professional design, premium craftsmanship, and thoughtfully selected upgrades throughout. Every detail of this stunning two-storey home has been carefully considered to deliver the perfect balance of luxury, functionality, and everyday comfort. The bright and welcoming main floor has been designed to suit both everyday living and effortless entertaining. Large windows fill the home with natural light, while the open-concept layout creates seamless flow between the living, dining, and kitchen spaces. A striking electric fireplace serves as the focal point of the great room, adding warmth and contemporary style. The chef-inspired kitchen features full-height cabinetry, quality finishes, generous workspace, and a walk-through pantry that connects directly to the mudroom, making grocery days and busy family routines exceptionally convenient. Upgraded pot lighting enhances the kitchen and living areas, while a versatile main floor flex room provides the perfect space for a home office, playroom, or guest bedroom. Upstairs, a spacious central bonus room creates an additional gathering space ideal for movie nights, children's activities, or quiet relaxation. The thoughtfully designed upper level includes four generously sized bedrooms, offering exceptional flexibility for growing families. The luxurious primary suite serves as a private retreat complete with a spa-inspired ensuite featuring dual vanities, a beautifully tiled glass shower, and premium finishes. A second bedroom also enjoys the convenience of its own private ensuite, making it an ideal space for older children, guests, or multi-generational living. The remaining bedrooms are bright and spacious, with access to another beautifully appointed full bathroom. Every inch of this home reflects the quality craftsmanship and

attention to detail that Trico Homes is known for. From the professionally curated interior design and carefully selected finishes to the functional floor plan and premium upgrades throughout, this residence offers an elevated move-in-ready experience designed to meet the needs of modern families. Living in Glacier Ridge means enjoying one of Calgary's newest and most exciting northwest communities. Surrounded by natural coulees, scenic walking pathways, parks, and beautiful views toward the Rocky Mountain foothills, the neighbourhood offers the perfect balance between nature and modern convenience. Future schools, shopping, recreational amenities, and easy access to major roadways continue to enhance the area's appeal. Whether you're starting a new chapter or searching for your forever home, Glacier Ridge offers a welcoming community where families can grow, connect, and enjoy everything northwest Calgary has to offer. Visit the Showhome for more information!