

\$749,900 - 25 Mitchell Road Nw, Calgary

MLS® #A2214019

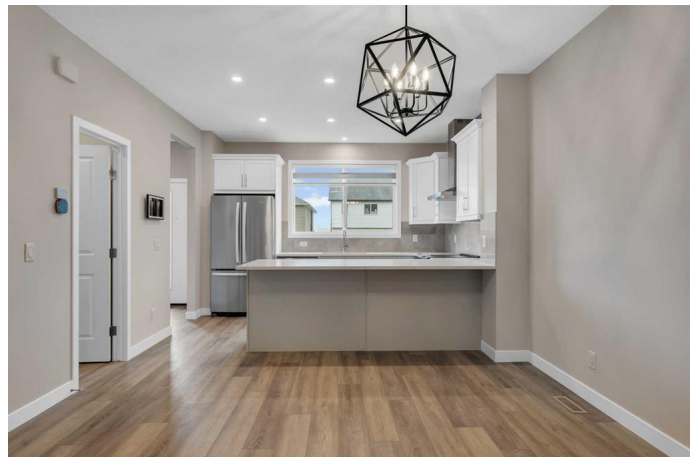
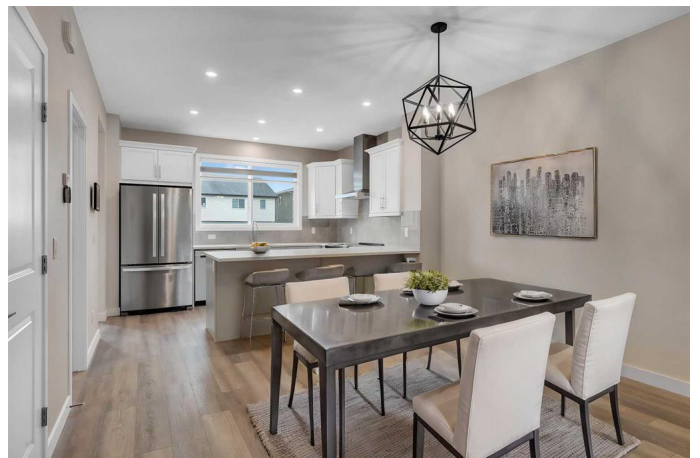
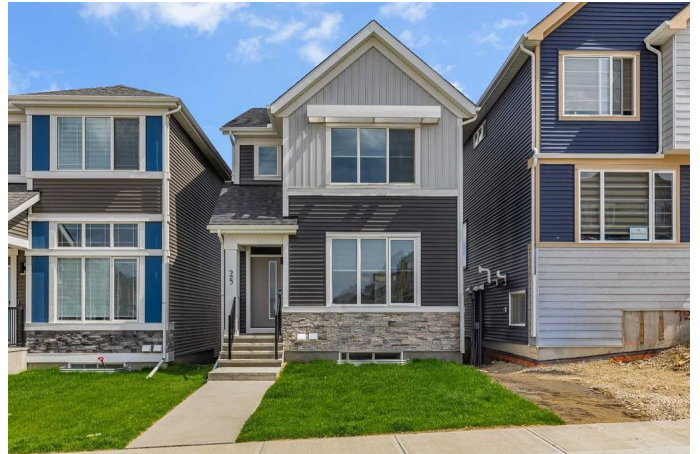
\$749,900

3 Bedroom, 3.00 Bathroom, 1,802 sqft

Residential on 0.07 Acres

Glacier Ridge, Calgary, Alberta

Don't miss this opportunity to own this stunning, newly built Jayman Avid 20 TY Arts & Crafts-style home! With a thoughtful design focused on energy efficiency and modern living, this immaculate 1800 sq. ft. home features 9-foot ceilings, triple-pane windows, and 10 solar panels that help reduce energy costs by approximately 60-75%. Step inside to discover a beautifully upgraded interior with luxury vinyl plank flooring and an exceptional open-concept layout. The main level includes a spacious living and dining area with upgraded light fixtures, and an office/4th bedroom with a large window. The gourmet kitchen is a showstopper, equipped with quartz countertops, high-end stainless steel Whirlpool appliances including a French-door fridge with built-in ice maker, a built-in Panasonic microwave, soft-close two-tone cabinetry, tile backsplash, a generous walk-in pantry, and a large central island with seating. Upstairs, you'll find a bright bonus room, a generous primary suite featuring a walk-in closet with window and a luxurious ensuite, plus two additional bedrooms, a full bathroom, and a laundry room complete with a new Samsung washer and dryer. The separate side entrance leads to a 9-ft ceiling basement with incredible potential. It's been roughed-in for a future legal suite with provisions for a kitchen, bathroom, second laundry, and includes double furnaces and an HRV unit—just awaiting permits and approvals. Additional upgrades include designer



Silhouette window coverings, a treated wood deck, and a gravel parking pad that fits two vehicles. There's plenty of space in the backyard to add a double detached garage when you're ready. Jayman's signature Core Performance package includes BuiltGreen Canada certification, an EnerGuide Rating, UV-C Air Purification, a high-efficiency furnace with MERV 13 filters, a Navien tankless hot water heater, triple-pane windows, and Smart Home Technology. Prime location: framed by Rocky Mountain views and just steps from a park and the future Glacier Ridge Village (opening 2025), a vibrant community hub offering a private facility and diverse outdoor amenities. Minutes to Costco, Walmart, T&T, H Mart, Beacon Hill, Sage Hill Centre, and major routes like Stoney Trail, Deerfoot Trail, and Shaganappi Trail.

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2214019 |
| Price | \$749,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,802 |
| Acres | 0.07 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 25 Mitchell Road Nw |
| Subdivision | Glacier Ridge |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 2B5 |

Amenities

| | |
|----------------|--|
| Amenities | Other |
| Parking Spaces | 4 |
| Parking | Alley Access, Parking Pad, RV Access/Parking |

Interior

| | |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Smart Home, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Walk-Up To Grade |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Lane, Front Yard, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | ICFs (Insulated Concrete Forms) |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 23rd, 2025 |
| Days on Market | 75 |
| Zoning | R-G Residential |
| HOA Fees | 200 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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