

# \$759,999 - 25 Mitchell Road Nw, Calgary

MLS® #A2214019

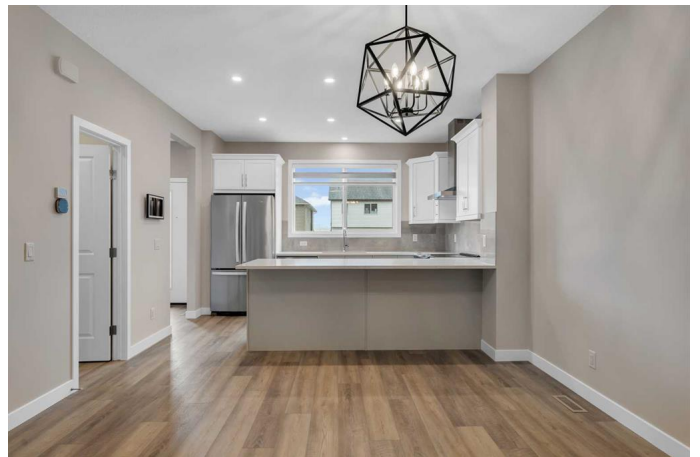
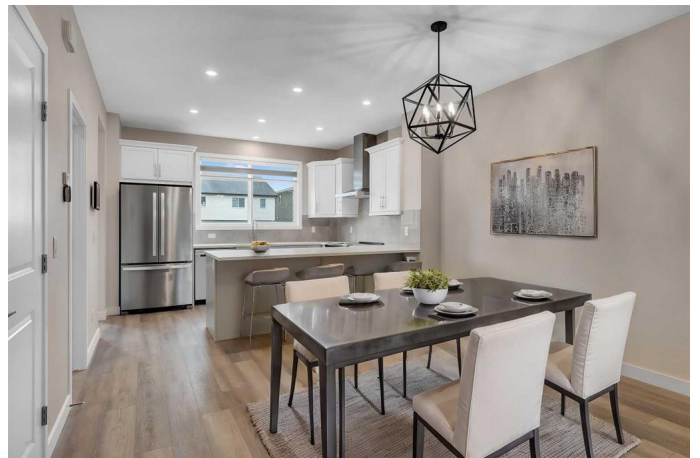
**\$759,999**

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	\$759,999
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, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Smart Home
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	8
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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