

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

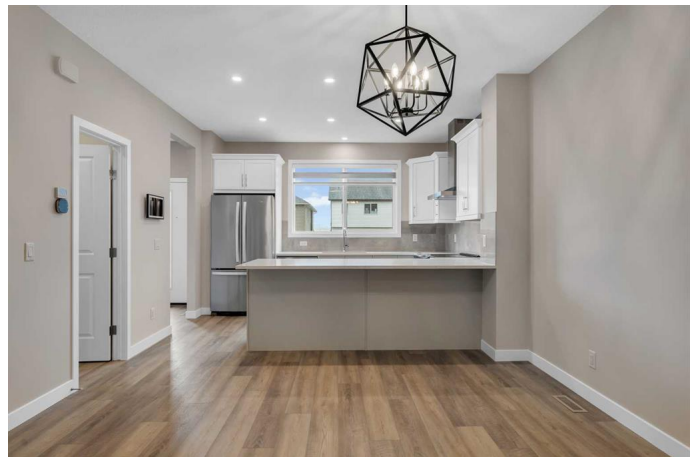
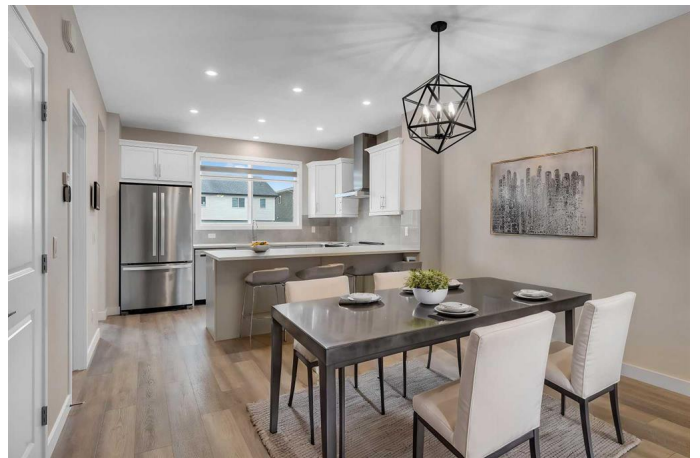
MLS® #A2214019

**\$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	Parking Pad, Alley Access, 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, Vinyl Windows, Walk-In Closet(s), Smart Home, Tankless Hot Water
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	1
Zoning	R-G Residential
HOA Fees	200
HOA Fees Freq.	ANN

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.