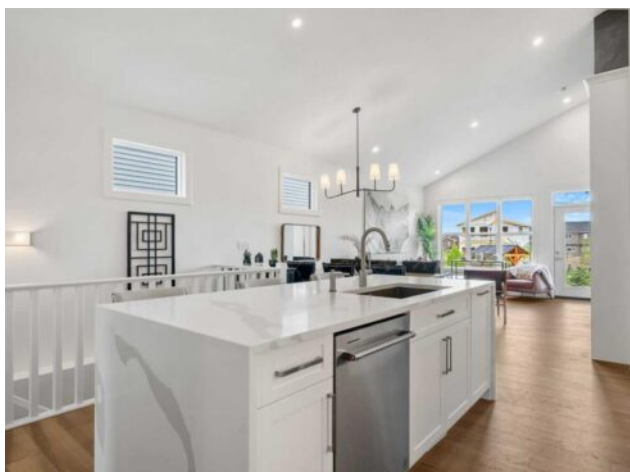


218 Mitchell Heath NW
Calgary, Alberta

MLS # A2292296



\$935,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,280 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: None

Welcome to 218 Mitchell Heath NW, a beautifully designed, brand new bungalow located in the sought-after community of Glacier Ridge. With 2,433 square feet of professionally finished living space, this home offers a thoughtful blend of comfort, modern style, and practical design that suits a wide range of lifestyles. From the moment you step inside, the open-concept layout creates an inviting atmosphere. The main living areas are highlighted by soaring vaulted ceilings that enhance the sense of space and light. The living room, dining area, and kitchen flow seamlessly together, creating a bright and welcoming environment that works equally well for everyday living and entertaining. Expansive windows and nine-foot ceilings allow natural light to fill the main floor, while custom built-in wine cabinets add a refined touch of style and functionality. The spacious dining area provides plenty of room for gatherings, and a dedicated main-floor office offers a quiet and private space ideal for working from home or studying. The kitchen has been designed with careful attention to both form and function. It features stainless steel appliances, generous quartz countertops, and abundant cabinetry for storage. High-end finishes such as custom tile work, hardwood flooring, a premium performance stove, and waterfall-edge countertops elevate the space and create a sophisticated focal point for the home. The primary bedroom offers a calm and comfortable retreat at the end of the day. This space includes a spacious walk-in closet and a luxurious ensuite bathroom designed for everyday relaxation. The ensuite features double quartz vanities and a beautifully tiled glass shower, creating a spa-like atmosphere within the home. The fully finished basement, complete with nine-foot ceilings, significantly expands the living space. It includes a large family or recreation room along with two

additional bedrooms and a full bathroom. This level offers flexible space that can easily accommodate guests, teenagers, or extended family members. Step outside to a private backyard that backs directly onto green space and walking paths. This peaceful outdoor setting provides the perfect place to enjoy summer barbecues, a quiet morning coffee, or relaxing evenings surrounded by nature. Living in Glacier Ridge means enjoying the lifestyle of one of northwest Calgary's newest master-planned communities. Designed with connection and outdoor living in mind, the neighbourhood features parks, playgrounds, and more than 10 kilometres of scenic walking paths that wind through natural coulees and green spaces. Residents benefit from convenient access to nearby schools, shopping, services, and major roadways while still enjoying a quiet residential setting. The future Glacier Ridge Village residents' facility will further enhance the community with year-round amenities and gathering spaces for neighbours and families to connect. Don't miss this rare opportunity to own in Glacier Ridge!