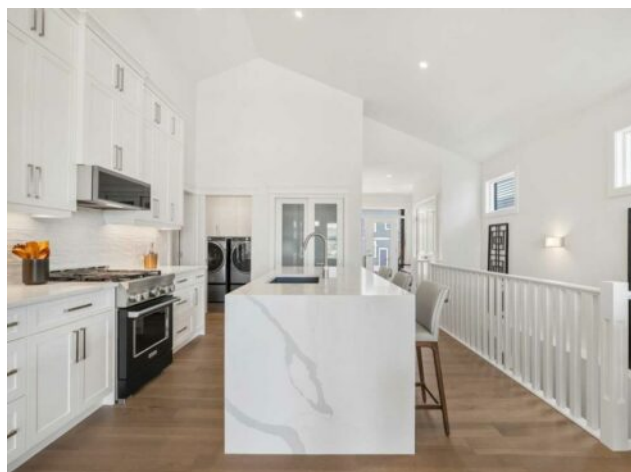


218 Mitchell Heath NW
Calgary, Alberta

MLS # A2267140



\$1,025,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,280 sq.ft.	Age:	2024 (1 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 and BRAND NEW BUNGALOW located in the sought-after community of GLACIER RIDGE. Offering 2,433 SQUARE FEET of professionally finished living space, this home combines comfort, modern style, and smart functionality, making it an ideal choice for a variety of lifestyles. As you enter, you are greeted by an OPEN-CONCEPT LAYOUT enhanced by soaring VAULTED CEILINGS. The living, dining, and kitchen areas flow seamlessly together, creating a bright and inviting atmosphere perfect for both everyday living and entertaining. Expansive windows and 9-FOOT CEILINGS allow natural light to fill the main floor, while CUSTOM BUILT-IN WINE CABINETS add elegance and practicality. The spacious dining area provides ample room for gatherings, and a dedicated MAIN FLOOR OFFICE offers a quiet, private space for remote work or study. The kitchen is thoughtfully designed with both form and function in mind. It features STAINLESS STEEL APPLIANCES, EXPANSIVE QUARTZ COUNTERTOPS, and ABUNDANT CABINETRY. High-end finishes such as 3' X 2' CUSTOM TILE WORK, HARDWOOD FLOORS, a PREMIUM PERFORMANCE STOVE, and WATERFALL-EDGE COUNTERTOPS elevate the entire space, creating a true centerpiece for the home. The PRIMARY BEDROOM serves as a peaceful retreat, complete with a SPACIOUS WALK-IN CLOSET and a luxurious ENSUITE BATHROOM. The ensuite features DOUBLE QUARTZ VANITIES and a 10MM TILE AND GLASS SHOWER, providing a spa-like experience for daily relaxation. The FULLY FINISHED BASEMENT with 9-FOOT CEILINGS expands the living space even further. It includes a large family or recreation room, TWO ADDITIONAL BEDROOMS, and a FULL BATHROOM, offering versatility for guests,

teens, or extended family living. Outside, the private BACKYARD BACKS DIRECTLY ONTO GREEN SPACE AND WALKING PATHS, creating a tranquil setting for summer barbecues, morning coffee, or simply enjoying nature. Situated in GLACIER RIDGE, one of Calgary's newest and most promising communities, this home provides easy access to SCHOOLS, PARKS, SHOPPING, AND PUBLIC TRANSIT, offering both convenience and a strong sense of community connection. This is a rare opportunity to own an EXCEPTIONAL BUNGALOW IN A PRIME LOCATION. Contact your realtor today to schedule your private showing.