

# \$1,199,000 - 218 Mitchell Heath Nw, Calgary

MLS® #A2226659

**\$1,199,000**

3 Bedroom, 3.00 Bathroom, 1,280 sqft

Residential on 0.09 Acres

Glacier Ridge, Calgary, Alberta

Welcome to 218 Mitchell Heath NW, a beautifully designed, almost BRAND NEW bungalow situated in the desirable community of Glacier Ridge. With 2433 sq.ft of finished living space this home offers a harmonious blend of comfort and functionality, making it an ideal choice for a variety of lifestyles.

Walking in, you'll find a spacious open-concept with VAULTED CEILINGS that seamlessly connects the living, dining, and kitchen areas. The living room features large windows and 9' CEILINGS that allow natural light to fill the space, creating a warm and inviting atmosphere and built in wine cabinets to hold all of your prized wine bottles. The adjacent dining area provides ample room for family meals and entertaining guests. Don't forget the MAIN FLOOR OFFICE, offers a quiet, private space perfect for remote work or a study, blending convenience with sophistication. The kitchen is equipped with contemporary stainless steel appliances, generous counter space with quartz countertops, and plenty of cabinetry, catering to both everyday cooking and special occasions. No feature has been overlooked in this meticulously designed home, with 3'x2' custom tile work, beautiful hardwood floors, the showpiece stove combines high-end performance with stunning design, making it as functional as it is beautiful, and waterfall countertops this home offers all the finest touched.

The primary bedroom serves as a private and



serene retreat, complete with a walk-in closet and a spa like ensuite bathroom equipped with double vanities, quartz countertops and a 10m tile/glass shower - the perfect space for unwinding after a long day.

The FULLY FINISHED basement with 9' CEILINGS expands your living space, providing a versatile area that can be used as a family room, home office, or fitness area, depending on your needs. Two additional bedrooms and a full bathroom offer comfortable accommodations for family members or guests.

The private backyard BACKS ONTO GREENSPACE and walking paths making this space quiet and inviting for summer gatherings, family BBQ's or just enjoying a warm spring morning.

Located in the new community of Glacier Ridge, this home is close to schools, parks, shopping centers, and public transit offering both convenience and a sense of community. Whether you're a first-time homebuyer or a growing family, this property presents a wonderful opportunity to enjoy comfortable living in Calgary.

Don't miss out on the chance to make this charming home your own. Schedule a private viewing today to experience all that it has to offer. NOTE: The driveway, front landscaping and deck have been virtually staged however will be completed. The driveway has already been poured.

Built in 2024

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226659    |
| Price          | \$1,199,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,280       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 218 Mitchell Heath Nw |
| Subdivision | Glacier Ridge         |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 2G2               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                    |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind |
| Roof              | Asphalt Shingle                                    |
| Construction      | Composite Siding, Stone                            |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 12             |
| Zoning         | R-G            |
| HOA Fees       | 465            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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