

138 Mitchell Villas NW
Calgary, Alberta

MLS # A2190906

\$814,000

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|-----------|--------------------------|--------|------------------|
| Division: | Glacier Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,322 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Zero Lot Line | | |

| | | | |
|-------------|--|------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

The Concord ZLL is a stylish and contemporary home designed by Trico Homes, offering a blend of comfort and functionality. This front drive garage home is located near green spaces and parks & has a sunshine basement with a separate entry. Perfect for families looking for a place to call home & a potential to develop the unfinished basement at the same time. The main floor features a flex room with a half washroom, allowing a homeowner to utilize it as a home office. The upper floor has 4 bedrooms including 2 ensuite. Glacier Ridge offers a rare chance for families to live in a new prestigious new NW community that feels nostalgic. There's room to grow, live & play among the mature tree-lined streets where resort-inspired street lights warm the fronts of meticulously designed craftsman, prairie & mountain inspired homes. Best of all, it's adjacent to established communities which means all your go-to amenities & favourite destinations are a short drive away.