



## 218 Mitchell Heath Calgary Alberta

\$1,199,000

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 touches. 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...

4pc Bathroom 8.00 Ft x 6.58 Ft

Bedroom 9.92 Ft x 10.67 Ft

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Recreational, Games room 25.42 Ft x 34.83 Ft

Furnace 9.92 Ft x 18.17 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Dining room 14.25 Ft x 9.58 Ft

Foyer 7.58 Ft x 12.42 Ft

Kitchen 13.00 Ft x 18.83 Ft

Laundry room 13.42 Ft x 6.50 Ft

Living room 14.25 Ft x 12.25 Ft

Office 9.25 Ft x 9.83 Ft

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Listing Presented By:



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4pc Bathroom 12.25 Ft x 8.17 Ft

Primary Bedroom 13.00 Ft x 12.92 Ft