



## 25 Mitchell Road Calgary Alberta

\$749,900

Don't miss this opportunity to own this stunning, newly built Jayman Avid 20 TY - Arts & Crafts-style home! With a thoughtful design focused on energy efficiency and modern living, this immaculate 1800 sq. ft. home features 9-foot ceilings, triple-pane windows, and 10 solar panels that help reduce energy costs by approximately 60-75%. Step inside to discover a beautifully upgraded interior with luxury vinyl plank flooring and an exceptional open-concept layout. The main level includes a spacious living and dining area with upgraded light fixtures, and an office/4th bedroom with a large window. The gourmet kitchen is a showstopper, equipped with quartz countertops, high-end stainless steel Whirlpool appliances including a French-door fridge with built-in ice maker, a built-in Panasonic microwave, soft-close two-tone cabinetry, tile backsplash, a generous walk-in pantry, and a large central island with seating. Upstairs, you'll find a bright bonus room, a generous primary suite featuring a walk-in closet with window and a luxurious ensuite, plus two additional bedrooms, a full bathroom, and a laundry room complete with a new Samsung washer and dryer. The separate side entrance leads to a 9-ft ceiling basement with incredible potential. It's been roughed-in for a future legal suite with provisions for a kitchen, bathroom, second laundry, and includes double furnaces and an HRV unit—just awaiting permits and approvals. Additional upgrades include designer Silhouette window coverings, a treated wood deck, and a gravel parking pad that fits two vehicles. There's plenty of space in the backyard to add a double detached garage when you're ready. Jayman's signature Core Performance package includes BuiltGreen Canada certification, an EnerGuide Rating, UV-C Air Purification, a high-efficiency furnace with MERV 13 filters, a Navien tankless hot water heater, triple-pane wind...

Bonus Room 9.50 Ft x 9.25 Ft

Bedroom 9.17 Ft x 10.50 Ft

Bedroom 11.50 Ft x 9.33 Ft

Laundry room 5.00 Ft x 5.25 Ft

4pc Bathroom 4.92 Ft x 9.08 Ft

Primary Bedroom 12.33 Ft x 13.92 Ft

Other 7.50 Ft x 7.67 Ft

Office 8.83 Ft x 13.92 Ft

2pc Bathroom 5.08 Ft x 5.42 Ft

Living room/Dining room 14.92 Ft x 19.58 Ft

Kitchen 9.75 Ft x 12.58 Ft

Other 5.83 Ft x 6.17 Ft

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Listing Presented By:



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Other 5.58 Ft x 8.50 Ft

Pantry 4.92 Ft x 4.50 Ft

3pc Bathroom 4.92 Ft x 9.08 Ft