



# 123 Mitchell Way Calgary Alberta

\$759,900

**\*\*OPEN HOUSE - Saturday, Feb 7 - 1:00 - 3:00 pm \*\*\*** Welcome to this exceptional four-level split home in Glacier Ridge, proudly named Calgary's 2022 BILD Community of the Year. Thoughtfully designed with modern style and everyday livability in mind, this residence showcases high-end builder upgrades, energy-efficient systems, and integrated smart-home technology throughout. The bright, open-concept main floor is filled with natural light from triple-pane windows that enhance comfort and efficiency year-round. The kitchen is a true centrepiece, featuring quartz countertops, premium stainless steel appliances, a large island with seating for four, sleek two-tone cabinetry, and a spacious walk-in pantry. French doors with built-in blinds lead to the rear patio, complete with a gas BBQ hookup. The dining and living spaces flow seamlessly, anchored by a striking two-sided Napoleon electric fireplace—ideal for both entertaining and everyday living. An office nook and stylish two-piece bathroom complete this level. Upstairs, the private primary retreat is introduced through double French doors and offers a generous walk-in closet, elegant Dimplex fireplace, and a spa-inspired ensuite with glass shower, modern fixtures, and dual vanities. The third level features two additional bedrooms, a full bathroom with double vanity, and a versatile family room—providing the perfect balance of connection and separation for busy households. The basement adds outstanding future potential with 9-foot ceilings, egress-sized windows, and bathroom rough-ins, making it ready for additional bedrooms or recreation space. Outside, the home is fully landscaped and fenced, with a front double attached garage offering secure parking and extra storage. Notable upgrades include solar panels for sustainable, cost-saving energy, an on-demand hot water system, smart thermostats, app-controlled ligh...

5pc Bathroom Measurements not available

Primary Bedroom 16.08 Ft x 17.92 Ft

Bedroom 12.25 Ft x 11.33 Ft

Bedroom 13.17 Ft x 10.42 Ft

4pc Bathroom Measurements not available

Bonus Room 13.92 Ft x 12.75 Ft

2pc Bathroom Measurements not available

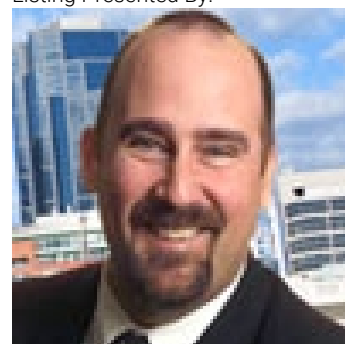
Kitchen 10.50 Ft x 17.58 Ft

Dining room 13.58 Ft x 8.75 Ft

Living room 12.50 Ft x 15.42 Ft

Office 9.33 Ft x 11.08 Ft

Listing Presented By:



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