

# \$1,140,000 - 218 Mitchell Heath Nw, Calgary

MLS® #A2247730

**\$1,140,000**

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 and nearly BRAND NEW bungalow located in the desirable community of GLACIER RIDGE. Offering 2,433 SQ. FT. of finished living space, this home blends comfort, style, and functionality, making it an excellent choice for a variety of lifestyles.

Upon entry, you are greeted by a spacious OPEN-CONCEPT DESIGN with impressive VAULTED CEILINGS that seamlessly connect the living, dining, and kitchen areas. The living room features LARGE WINDOWS and 9' CEILINGS, allowing natural light to pour in and create a warm, inviting atmosphere. Built-in wine cabinets provide a stylish way to display and store your prized wine collection. The adjacent dining area offers ample room for both family meals and entertaining. A MAIN FLOOR OFFICE adds convenience and privacy, making it ideal for remote work or study.

The kitchen is equipped with STAINLESS STEEL APPLIANCES, generous QUARTZ COUNTERTOPS, and abundant cabinetry, meeting the needs of both everyday cooking and special occasions. 3' x 2' CUSTOM TILE WORK, BEAUTIFUL HARDWOOD FLOORS, a striking SHOWPIECE STOVE with high-end performance, and WATERFALL COUNTERTOPS ensure every detail is as functional as it is stunning.



The PRIMARY BEDROOM serves as a serene retreat, complete with a WALK-IN CLOSET and a SPA-LIKE ENSUITE featuring double vanities with quartz countertops and a 10MM TILE/GLASS SHOWER—the perfect space to unwind at the end of the day.

The FULLY FINISHED BASEMENT with 9' CEILINGS extends your living space, offering a versatile area for a family room, home gym, or additional office. Two more bedrooms and a full bathroom provide comfortable accommodations for family or guests.

Step outside to a PRIVATE BACKYARD that BACKS ONTO GREENSPACE and walking paths, creating a peaceful setting for summer gatherings, BBQs, or quiet mornings.

Located in the new community of Glacier Ridge, this home is close to SCHOOLS, PARKS, SHOPPING, and PUBLIC TRANSIT, offering both convenience and a true sense of community.

Do not miss your chance to own this exceptional property. Schedule your private viewing today.

Built in 2024

**Essential Information**

MLS® #	A2247730
Price	\$1,140,000
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	August 14th, 2025
Zoning	R-G
HOA Fees	465
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty
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