

177 Mitchell Road NW
Calgary, Alberta

MLS # A2272197



\$838,900

Division: Glacier Ridge

Type: Residential/House

Style: 2 Storey

Size: 2,316 sq.ft. **Age:** 2023 (3 yrs old)

Beds: 4 **Baths:** 3 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.08 Acre

Lot Feat: Back Yard

Heating: Forced Air

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: None

Welcome to this stunning Trico Homes SHOW HOME, now available for purchase with a guaranteed LEASEBACK! This is one of the most secure and desirable investment opportunities on the market — own a premium show home and enjoy stress-free, reliable monthly income while Trico continues to use the property for sales and marketing. This is NOT a residential tenancy — Trico remains in full care and control of the home throughout the leaseback term. Property Highlights: Professionally designed and fully upgraded SHOWHOME, Premium finishes, designer selections, and expert craftsmanship throughout, Beautifully landscaped, fully completed inside and out, Thoughtfully curated decor & furnishings (if included, depending on agreement), Immaculately maintained by Trico during the entire leaseback. Leaseback Highlights: Trico pays 7.5% — an exceptional return rarely offered in today's market! Trico maintains full responsibility for: Utilities, Maintenance Showhome care & presentation, Guaranteed monthly payments, Flexible term — Trico maintains use of the home until sales are complete in the community. Zero hassle: Trico takes care of everything while you build equity in a premium asset. Location: Located in the highly sought-after community of Glacier Ridge, offering a blend of natural surroundings, walking paths, future amenities, and family-friendly living. Perfect For: Investors seeking reliable, hassle-free income, Buyers wanting to secure a future home but delay possession, Anyone wanting a beautifully finished home, kept in show home condition. Don't miss out on this opportunity - visit the showhome today! *Photos are taken from the Showhome and measurements are pulled from builder drawings*