



GRASSROOTS
REALTY GROUP

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69 Annette Landing NW
Calgary, Alberta

MLS # A2243954



\$609,900

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,823 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Appliance allowance of \$6, 250.00 to be used at the Builders supplier.

Where elevated design meets everyday ease, this is the home that will transform your routine into a retreat. Nestled in the dynamic and nature-rich community of Glacier Ridge, this Columbia 18 model by Cedarglen Homes is more than just a layout—it's a lifestyle. From the moment you step inside, you're welcomed by a sense of openness and warmth. Trendy luxury vinyl plank flooring flows throughout the main floor, offering a stylish and durable foundation that complements the abundance of natural light streaming into the great room at the back of the home. The heart of this home—the kitchen—is crafted for connection and designed to impress. It features taupe coloured cabinetry, sleek stark white quartz countertops, brushed nickel hardware, & a clean, modern tile backsplash. Whether you're brewing coffee at the oversized island or hosting friends for dinner, this space effortlessly blends form & function. With a \$6,250 appliance allowance, you can personalize it with the perfect appliances to suit your taste. Need a quiet space to work or play? A versatile main floor flex room tucked at the front of the home is perfect for a home office, creative studio, or cozy reading nook. Upstairs, a central bonus room invites movie nights and weekend hangouts, while offering privacy between bedrooms. The spacious primary suite is your personal sanctuary, complete with a spa-inspired ensuite featuring double vanities, a tiled walk-in shower, and a generous walk-in closet. Two additional bedrooms, a stylish full bathroom, and an upper-level laundry room complete the second floor with thoughtful functionality. The basement offers a separate entrance & is unfinished awaiting your creative ideas (bonus: it is roughed in for a future suite—subject to city of Calgary approval and permits). Outside, a finished deck with a built-in gas line is ready for summer BBQs,

and a \$1,000 landscaping rebate helps you bring your backyard vision to life. Located in Glacier Ridge, this home offers a unique opportunity to live in a community that feels like a true retreat - surrounded by beautiful plains, valleys & coulees. Glacier Ridge will feature 10 km of trails, 4 future elementary school sites, one high school site, and is just a short 25-minute drive to downtown. It's also close to a variety of amenities, including shopping, dining, Costco, & the Symons Valley Ranch Market. This is where your next chapter begins. **Please note: Photos are from a different property, and the interior finishes may differ. Please refer to the last photo for specific interior selections for this home.**