



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

140 Annette Villas NW
Calgary, Alberta

MLS # A2261819



\$578,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,652 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Gravel Driveway, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

BRAND NEW | JAYMAN BUILT SONATA MODEL | 10 SOLAR PANELS | 3 BEDROOMS | HIGH-END FINISHES | CMHC ECO PLUS REBATE ELIGIBLE Exquisite, brand new, and beautifully designed—this highly sought-after SONATA model by Jayman BUILT is under construction in the exciting new community of Glacier Ridge. Thoughtfully planned with future community gardens, parks, and playgrounds, Glacier Ridge offers the perfect backdrop for your new home. From the moment you step inside, you’ll be impressed by the soaring 12 ft ceilings in the front living room, highlighted by a bank of expansive windows that flood the space with natural light. The upgraded white spindle railing overlooks the lower great room, inviting you up to the chef’s kitchen. The kitchen is a showstopper—featuring elevated cabinetry with 36" uppers, soft-close drawers, crown moulding, and a full tile backsplash. An expansive island with quartz countertops anchors the space, complemented by upgraded Whirlpool stainless steel appliances, including a French door refrigerator with ice maker, electric smooth-top slide-in range, built-in microwave, dishwasher, and cabinet hood fan. A side pantry provides extra storage, while the adjacent dining area is perfect for both casual and formal gatherings. Upstairs, the home offers three spacious bedrooms, including a primary retreat with a generous walk-in closet and a private 3-piece ensuite featuring an oversized shower. Convenient second-floor laundry and another full bath complete this level. The lower level includes a 3-piece rough-in and awaits your creative touch. Jayman’s Core Performance package sets the standard for sustainable, energy-efficient living and includes: 10 Solar Panels BuiltGreen Canada certification with EnerGuide Rating UV-C Ultraviolet Light Purification System

High-efficiency furnace with MERV 13 filters & HRV system Navien tankless hot water heater Triple-pane windows Smart Home technology solutions Quartz countertops throughout 10' x 10' rear deck BONUS: Save thousands! This home is eligible for the CMHC Eco Plus Program, offering a 25% premium refund on mortgage insurance for climate-friendly housing. Enjoy the lifestyle you and your family deserve in a brand-new Jayman home in one of Calgary's most exciting new communities. Book your private showing today and make Glacier Ridge home!