



**49 Annette Landing NW  
Calgary, Alberta**

**MLS # A2270399**



**\$579,900**

**Division:** Glacier Ridge

**Type:** Residential/Duplex

**Style:** 2 Storey, Attached-Side by Side

**Size:** 1,824 sq.ft. **Age:** 2025 (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

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	Appliance allowance of \$4096.00 for fridge and stove selection at the builder's supplier.		

Welcome to Glacier Ridge where elevated design meets everyday comfort in this brand-new Cedarglen Homes semi-detached residence. This home is crafted for the rhythm of modern living - open, inviting, and effortlessly functional. Step inside and feel the flow immediately - a bright front foyer ushers you toward a sunlit flex room, ready to adapt to your lifestyle. Imagine a quiet home office for focused mornings or a cozy reading nook that soaks in the afternoon light. Beyond, the heart of the home unfolds - a stunning open-concept kitchen with a generous island, sleek quartz countertops, and rich walnut-style cabinetry that anchors the space in warmth and sophistication. Matte black finishes add a contemporary edge, while the seamless connection between kitchen, dining nook, and great room makes entertaining a joy. Whether it's a lively dinner with friends or a relaxed Sunday breakfast, this is where moments naturally gather. Off the great room, the mudroom offers both practicality and charm - with a convenient half bath and access to the rear deck, perfect for summer BBQs or evening unwinds. Beyond the deck, you'll find a parking pad ready for your future garage - and a side entrance to the unfinished basement, a rare opportunity to customize or add a secondary suite down the line (subject to city approval and permitting). Upstairs, the thoughtful design continues. A central bonus room offers a casual retreat - movie nights, game days, or a play space that keeps the energy upstairs. The primary suite sits privately at the back, complete with a walk-in closet and a serene 4-piece ensuite where you can recharge in peace. Two additional bedrooms share a stylish full bath, while the conveniently placed laundry room keeps chores close at hand. Every detail here feels intuitive - designed to simplify daily life without sacrificing beauty. And the finishing

touches? Luxury vinyl plank flooring on the main, quartz countertops throughout, LVT in baths and laundry, and a \$4,096 appliance allowance for your fridge and stove selection - ensuring the final look reflects your style. The microwave, range hood, and dishwasher are already chosen for you, and you'll receive a \$1,000 landscaping rebate when you complete your outdoor oasis within a year of possession. This is more than a new home - it's a fresh start in one of Calgary's most exciting new communities. Glacier Ridge offers the perfect blend of modern architecture, community connection, and natural beauty - all waiting to be experienced. Make it yours and start building your next chapter in Glacier Ridge today. \*Some photos are virtually staged.\*