



GRASSROOTS
REALTY GROUP

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

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		

Heating:	High Efficiency	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: Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: 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.*