



**GRASSROOTS**  
REALTY GROUP

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**220 Annette Villas NW**  
**Calgary, Alberta**

**MLS # A2273930**



**\$548,500**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,529 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to the Beckett - a 1529 square foot WALKOUT semi-detached home in Glacier Ridge! This home has a rear GOURMET kitchen, large welcoming living room with a cozy fireplace, great space for dining area and a double door pantry. At the back entrance is a spacious mudroom with a bench and closet and convenient main floor laundry room. Upstairs you'll find 3 generous bedrooms each with WALK IN CLOSETS, a 4 pc ensuite, 4 pc bath and a loft space for a tech desk. The color palette chosen is from the Cypress board with the vinyl plank from Aspen board. Thoughtful upgrades include 9' ceiling height in the basement, simplified SUITE ROUGH IN (for future use with approval from the City of Calgary), HERRINGBONE pattern for kitchen backsplash and upgraded appliances to name a few. Discover your forever home in Glacier Ridge, one of north west Calgary's most anticipated communities. Here, urban living meets the wild frontier, perfectly embodying Calgary as the "Gateway to the Rockies." Enjoy stunning architecture set against a historic landscape, creating a unique and vibrant place to call home! \*Photos are representative from showhomes - home is not complete and will be ready for Spring 2026 possession. Other similar homes are available!