



GRASSROOTS
REALTY GROUP

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

107 Annette Rise NW
Calgary, Alberta

MLS # A2283841



\$799,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,412 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level		

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

Features: Bathroom Rough-in, Chandelier, Crown Molding, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub

Inclusions: The freedom to select your appliances with a \$7954 allowance, \$2000 landscaping rebate.

This Quick Possession Cedarglen Homes Showhome model boasts: all the luxury designs of our showhome in a brand-new space waiting for its rightful owner. This home was designed for family living: four spacious upper floor bedrooms with a central bonus room separating the primary from the kids as a nice sound buffer and privacy for the owner's bedroom. The ensuite boasts a tile shower and glass surround with a soaker tub, creating an intimate oasis one would expect from a visit to the spa, and double vanities to keep order in a space that requires it. The kitchen is a sight to behold, beating as the heart of the home with an island meant for entertaining, replete with two-sided extended eating ledges, and large windows and a patio door to the rear deck and BBQ gasline promising endless summer feasts and lounging. The interior selections are what separate this home from the chaff. On top of the incredible upgrades in this home, like the spacious kitchen with cabinets tight to the ceiling, a designer electric fireplace detail that lends the great room its artistic flair, and railing opening up the stairwell to the second floor, the basement is ready for a future potential development, with a side entrance and a 9' ceiling height that will make the future development of the basement as easy as passing your contractor the pre-designed basement layout Cedarglen's already devised. Create new memories in the house of your dreams.