



**203 Annette Landing  
Calgary, Alberta**

**MLS # A2284183**



**\$559,900**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,372 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Street Lighting, Zero Lot Line		

<b>Heating:</b>	Forced Air	<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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Low Flow Plumbing Fixtures, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

This quick possession home by Anthem Properties offers a rare chance to own new build in Glacier Ridge without the wait. Featuring 1,364 sq.ft., 3 bedrooms, and 2.5 bathrooms, the main floor is designed with 9&rsquo; ceilings, luxury vinyl plank flooring, and a rear kitchen finished with quartz countertops, ample cabinetry, stainless steel appliances, and a flush eating bar. The bright dining area flows into the great room, highlighted by an electric fireplace with feature surround. Upstairs includes a private primary bedroom with walk-in closet and ensuite, two additional bedrooms, upper laundry, and a dedicated linen closet. Value-added features include iron spindle railing, additional side-elevation windows, permanent soffit lighting, a side entry, and a 9&rsquo; basement foundation offering future development potential. Located in Glacier Ridge, a growing northwest Calgary community known for parks, pathways, and convenient access to major routes, this home also includes the confidence of a full builder warranty. Book your showing today! (Interior photos are of a showhome with similar layout and do not accurately represent the property for sale)