



**199 Annette Landing  
Calgary, Alberta**

**MLS # A2284190**



**\$639,900**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,854 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.07 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, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<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 offers exceptional space and flexibility in Glacier Ridge, with a layout that works for today's families. Featuring 1,844 sq.ft., 3 plus 1 bedrooms, and 3 full bathrooms, the main floor includes 9' ceilings, luxury vinyl plank flooring, a bright galley kitchen with quartz countertops, stainless steel appliances, a flush eating bar, and a walk-in pantry. A main floor bedroom with full bathroom adds valuable versatility for guests, home office use, or multi-generational living. The great room is anchored by an electric fireplace with mantle and flows into a well-proportioned dining area. Upstairs features a central bonus room, a spacious primary bedroom with walk-in closet and ensuite, two additional bedrooms, and upper laundry. Added highlights include iron spindle railing, extra side-elevation windows, permanent soffit lighting, a side entry, gas line for BBQ and range, and a 9' basement foundation offering future development potential. Located in Glacier Ridge, a growing northwest Calgary community with parks, pathways, and easy 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 fully represent the property for sale)