



GRASSROOTS
REALTY GROUP

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138 Annette Landing NW
Calgary, Alberta

MLS # A2284240



\$775,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,092 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Tankless Hot Water		
Inclusions:	Appliance allowance of \$7954, choice of appliances gas or electric. \$2000 landscaping allowance		

Welcome to this exceptionally crafted, Energuide certified quick possession by Cedarglen Home's, nestled in the prestigious and family-friendly community of Glacier Ridge NW Calgary. This beautiful home offers 2,092 sq ft of well-designed space with 4 bedrooms & 2.5 baths, plus a main floor flex room. Step inside to 8-foot doors which hug the 9-foot ceilings. A truly inspired kitchen that includes 42" cabinets, built in microwave, 2 bin garbage drawer, & your choice of appliances (gas or electric). The open concept includes an inviting living area with tile-detailed electric fireplace & separate dining area leading out to your deck w/ gas line to BBQ. The undeveloped basement is a blank canvas roughed in ready for potential future development.