



**186 Annette Landing NW  
Calgary, Alberta**

**MLS # A2285020**



**\$769,900**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,296 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This quick-possession front-drive home offers a well-balanced layout with upgraded finishes and strong everyday functionality in Glacier Ridge. Featuring 2,284 sq.ft., 3 bedrooms, and 2.5 bathrooms, the main floor is finished with 9&rsquo; ceilings, luxury vinyl plank flooring, a gourmet kitchen with quartz countertops, stainless steel appliances including a gas cooktop and built-in wall oven, a flush eating bar, and a walk-in pantry. The dining area and great room are bright and open, highlighted by an electric fireplace, while a dedicated main floor office adds practical work-from-home space. Upstairs includes a spacious bonus room, a large primary bedroom with walk-in closet and ensuite featuring tiled shower walls, two additional bedrooms each with walk-in closets, a generous laundry room, and upper-level railing. Added highlights include iron spindle railing on both levels, extra side and basement windows, permanent soffit lighting, a side entry, gas line for BBQ, an 8&rsquo; front entry door with transom, and a 9&rsquo; basement foundation offering future development potential. Located in Glacier Ridge, a growing northwest Calgary community with parks, pathways, and convenient access to major routes, this home includes the confidence of a full builder warranty. Book your showing today. (Interior photos are of a showhome with similar layout and may not fully represent the property for sale)