



**190 Annette Landing NW
Calgary, Alberta**

MLS # A2285031



\$779,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,269 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

This quick-possession front-drive home delivers generous space, thoughtful upgrades, and a flexible layout in Glacier Ridge. Offering 2,257 sq.ft., 3 bedrooms, and 2.5 bathrooms, the main floor features 9’ ceilings, luxury vinyl plank flooring, a gourmet kitchen with quartz countertops, stainless steel appliances, a flush eating bar, walk-in pantry, and an oversized front entry closet. The great room is anchored by an electric fireplace with mantle, while a dedicated main floor office adds valuable work-from-home flexibility. Upstairs includes a central bonus room, a spacious primary bedroom with walk-in closet and ensuite featuring a fully tiled shower with niche, two additional bedrooms, and upper laundry. Added highlights include iron spindle railing on both levels, extra side-elevation windows, permanent soffit lighting, a side entry, gas line for BBQ, an overhead garage door, and a 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)