



268 Annette Villas NW
Calgary, Alberta

MLS # A2285184



\$579,900

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,678 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Street Lighting, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s), Wired for Data		

Inclusions: \$6250 appliance allowance, to be credited toward selections at Trail Appliances. \$2000 landscaping rebate included.

Welcome to Glacier Ridge, the new North West's premier community. This home is on a WALKOUT LOT with a full width deck spanning views of the foothills and beautiful farmland that neighbor Glacier Ridge. Boasting a 9' basement already roughed in for future potential development. Cedarglen's Frank model has optimized the open floor plan, with a main floor designed to keep the central upgraded kitchen as the beating heart of the home, and the Great Room nestled up front with spacious real estate, and a nook at the rear for more restful dining and conversation. The upper floor expertly crafts a three-bedroom space that allots privacy to the primary with a central bonus room complete with natural light. The house's interior selections have been curated by Cedarglen's Design Team, turning this new home into a Showhome.