



**75 Annette Rise NW
Calgary, Alberta**

MLS # A2289160



\$758,800

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,180 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wired for Data

Inclusions: Appliance allowance of \$7954 included with sale of home, to be credited against selections made at Trail Appliances. Also, \$2000 landscaping rebate included.

Welcome to Glacier Ridge, the new North West's premier community! This beautiful home is PRIMED for family life, with a built-in MAIN FLOOR BEDROOM & ENSUITE for guests or extended family, and the opportunity for future potential development with basement full rough-in. Cedarglen's Parkland model has been a popular mainstay of our impressive arsenal, having been a showhome in many communities and thus a benchmark house plan. The main floor is open concept with a large central kitchen and island designed for entertaining, and a tight stairwell design offering a resplendent view of the great room on your ascent, with its decorative tiled fireplace and span of natural light gleaming from the WESTERN backyard. The upper floor has three bedrooms with a fully upgraded spa-like primary ensuite, boasting a tile shower and double vanities, and a Jack & Jill main bath designed for privacy. Feel what it's like to live in a Cedarglen showhome!! With quick access to the panoramic environmental reserve on the margins of Glacier Ridge, this home is looking for somebody who can appreciate the natural beauty of the world outside and the curated splendor of the design inside. The WESTERN backyard and deck are waiting for summer evening barbecues as the gloaming twilight sky folds behind the roiling foothills and the only sounds are the presence of neighborly life.