



**38 Annette Green NW
Calgary, Alberta**

MLS # A2299709



\$748,000

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|------------------|--------------------------------------|---------------|------------------|
| Division: | Glacier Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,107 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Close to Clubhouse, Level | | |

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

Features: Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

Step into Cedarglen Homes beautifully designed newest quick possession where style, function, and everyday comfort come together seamlessly. The heart of the home is a stunning galley style kitchen with a spacious 9' island that's perfect for entertaining family and friends. The main floor impresses with soaring 9' ceilings and matching 8' doors, a bright office with lots of natural light, and a separate mudroom complete with built in bench & coat hooks to keep you organized. Just off the dining area is an elegant electric fireplace that creates a warm inviting space for cozy evenings. Step outside to your elevated deck with gas line ready for effortless summer barbecues. Upstairs offers a spacious central bonus room ideal for relaxing or gathering. The thoughtfully designed compartment-style bathroom offers double sinks and a private water closet. Everyday living made easier with walk through laundry off closet.