

107 Annette Rise NW  
Calgary, Alberta

MLS # A2283841



**\$799,900**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,412 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Stall		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Chandelier, Crown Molding, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub		
<b>Inclusions:</b>	The freedom to select your appliances with a \$7954 allowance, \$2000 landscaping rebate.		

This Quick Possession Cedarglen Homes Showhome model boasts: all the luxury designs of our showhome in a brand-new space waiting for its rightful owner. This home was designed for family living: four spacious upper floor bedrooms with a central bonus room separating the primary from the kids as a nice sound buffer and privacy for the owner's bedroom. The ensuite boasts a tile shower and glass surround with a soaker tub, creating an intimate oasis one would expect from a visit to the spa, and double vanities to keep order in a space that requires it. The kitchen is a sight to behold, beating as the heart of the home with an island meant for entertaining, replete with two-sided extended eating ledges, and large windows and a patio door to the rear deck and BBQ gasline promising endless summer feasts and lounging. The interior selections are what separate this home from the chaff. On top of the incredible upgrades in this home, like the spacious kitchen with cabinets tight to the ceiling, a designer electric fireplace detail that lends the great room its artistic flair, and railing opening up the stairwell to the second floor, the basement is ready for a future potential development, with a side entrance and a 9' ceiling height that will make the future development of the basement as easy as passing your contractor the pre-designed basement layout Cedarglen's already devised. Create new memories in the house of your dreams.