

138 Annette Landing NW  
Calgary, Alberta

MLS # A2284240



## \$775,900

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,092 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

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

**Features:** Bathroom Rough-in, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Tankless Hot Water

**Inclusions:** Appliance allowance of \$7954, choice of appliances gas or electric. \$2000 landscaping allowance

Welcome to this exceptionally crafted, Energuide certified quick possession by Cedarglen Home's, nestled in the prestigious and family-friendly community of Glacier Ridge NW Calgary. This beautiful home offers 2,092 sq ft of well-designed space with 4 bedrooms & 2.5 baths, plus a main floor flex room. Step inside to 8-foot doors which hug the 9-foot ceilings. A truly inspired kitchen that includes 42" cabinets, built in microwave, 2 bin garbage drawer, & your choice of appliances (gas or electric). The open concept includes an inviting living area with tile-detailed electric fireplace & separate dining area leading out to your deck w/ gas line to BBQ. The undeveloped basement is a blank canvas roughed in ready for potential future development.