

138 Annette Landing NW
Calgary, Alberta

MLS # A2284240



\$775,900

Division: Glacier Ridge

Type: Residential/House

Style: 2 Storey

Size: 2,092 sq.ft. **Age:** 2026 (0 yrs old)

Beds: 4 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.08 Acre

Lot Feat: Back Yard

Heating: Forced Air, Natural Gas

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: TBD

Foundation: Poured Concrete

Utilities: -

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.