



247 Annette Villas NW
Calgary, Alberta

MLS # A2282332



\$587,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,364 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

IMMEDIATE POSSESSION! Welcome to this brand new MORRISON HOMES 1,364 sq. ft, Indigo II model home in Glacier Ridge, thoughtfully designed for modern living and future flexibility. Featuring 3 bedrooms, 2.5 bathrooms, and a sunny North West-facing backyard, this home offers a bright, functional layout in a growing, family-friendly community. The main floor showcases upgraded laminate flooring, and an open-concept great room anchored by a sleek electric fireplace, creating a warm and inviting space to relax or entertain. The gourmet kitchen is a standout with quartz countertops, stainless steel appliances, stylish cabinetry, and plenty of prep space with a spacious island —perfect for everyday living and hosting alike. Upstairs, you’ll find upgraded carpet, a spacious primary retreat with a private ensuite featuring quartz counters, dual sinks and shower, plus two additional bedrooms and a full bathroom—ideal for families, guests, or a home office setup. Washer and dryer are included for added convenience upstairs. The home also features an Exterior Side Entry, 9’ foundation, rough-ins for a future secondary studio suite (with City of Calgary permits and approvals), offering excellent potential for added value or income opportunities. Step outside to enjoy the 10’ x 10’ deck with stairs to grade, complete with a gas line for a future BBQ, and a 20’ x 22’ concrete parking pad ready for your finishing touch. Ideally located close to parks, the community centre, and quick access to 144 Avenue, this home blends comfort, style, and smart planning in one exceptional package. A fantastic opportunity to own brand new in Glacier Ridge—move in and make it yours.