



GRASSROOTS

REALTY GROUP

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**186 Annette Landing NW
Calgary, Alberta**

MLS # A2308307



\$750,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,296 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		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

This quick-possession front-drive home offers a well-balanced layout with upgraded finishes and strong everyday functionality in Glacier Ridge. Featuring 2,284 sq.ft., 3 bedrooms, and 2.5 bathrooms, the main floor is finished with 9’ ceilings, luxury vinyl plank flooring, a gourmet kitchen with quartz countertops, stainless steel appliances including a gas cooktop and built-in wall oven, a flush eating bar, and a walk-in pantry. The dining area and great room are bright and open, highlighted by an electric fireplace, while a dedicated main floor office adds practical work-from-home space. Upstairs includes a spacious bonus room, a large primary bedroom with walk-in closet and ensuite featuring tiled shower walls, two additional bedrooms each with walk-in closets, a generous laundry room, and upper-level railing. Added highlights include iron spindle railing on both levels, extra side and basement windows, permanent soffit lighting, a side entry, gas line for BBQ, an 8’ front entry door with transom, and a 9’ basement foundation offering future development potential. Located in Glacier Ridge, a growing northwest Calgary community with parks, pathways, and convenient access to major routes, this home includes the confidence of a full builder warranty. Book your showing today. (Interior photos are of a showhome with similar layout and may not fully represent the property for sale)