



**GRASSROOTS**  
REALTY GROUP

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**190 Annette Landing NW**  
**Calgary, Alberta**

**MLS # A2313866**



**\$758,800**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,269 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<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, Private, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\*OPEN HOUSE Saturday June 6th 1pm-4pm\*\*\*MOVE-IN READY front-drive home with generous space, thoughtful upgrades, and a flexible layout in Glacier Ridge. Offering 2,257 sq. ft., 3 bedrooms, and 2.5 bathrooms, the main floor features 9' ceilings, luxury vinyl plank flooring, a gourmet kitchen with quartz countertops, stainless steel appliances, a flush eating bar, walk-in pantry, and an oversized front entry closet. The great room is anchored by an electric fireplace with mantle, while a dedicated main floor office adds valuable work-from-home flexibility. Upstairs includes a central bonus room, a spacious primary bedroom with walk-in closet and ensuite featuring a fully tiled shower with niche, two additional bedrooms, and upper laundry. Added highlights include iron spindle railing on both levels, extra side-elevation windows, permanent soffit lighting, a side entry, gas line for BBQ, an overhead garage door, and a 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.