



**38 Annette Green NW  
Calgary, Alberta**

**MLS # A2314627**

**\$729,900**



<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,107 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, Close to Clubhouse, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Step into Cedarglen Homes beautifully designed newest quick possession where style, function, and everyday comfort come together seamlessly. The heart of the home is a stunning galley style kitchen with a spacious 9' island that's perfect for entertaining family and friends. The main floor impresses with soaring 9' ceilings and matching 8' doors, a bright office with lots of natural light, and a separate mudroom complete with built in bench & coat hooks to keep you organized. Just off the dining area is an elegant electric fireplace that creates a warm inviting space for cozy evenings. Step outside to your elevated deck with gas line ready for effortless summer barbecues. Upstairs offers a spacious central bonus room ideal for relaxing or gathering. The thoughtfully designed compartment-style bathroom offers double sinks and a private water closet. Everyday living made easier with walk through laundry off closet.