



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**152 Annette Villas NW
Calgary, Alberta**

MLS # A2319607

\$614,900



Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,512 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

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

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to 152 Annette Villas NW, a brand-new quick possession home by Morrison Homes in the sought-after community of Glacier Ridge. Thoughtfully designed with both style and functionality in mind, this beautifully appointed laned home offers 1,521 sq. ft. of expertly crafted living space featuring 3 bedrooms, 2.5 bathrooms, and an upper-level laundry room for everyday convenience. The heart of the home is the stunning gourmet kitchen, complete with full-height cabinetry, quartz countertops, all appliances included, elegant gold hardware and designer lighting, creating a space that is as beautiful as it is practical. The open-concept main floor is ideal for entertaining and everyday living, while upscale finishes continue throughout the home. Upstairs, retreat to the spacious primary suite featuring a luxurious ensuite with a fully tiled shower, built-in bench, and sleek 10mm glass enclosure. Two additional bedrooms and a conveniently located laundry room complete the upper level. Additional upgrades include wrought iron railings, 9' foundation walls, and a separate side entrance to the basement. The basement has been thoughtfully prepared with rough-ins for a future secondary suite (subject to permits and approval by the City of Calgary), offering excellent flexibility and investment potential. Outside, enjoy the 10' x 10' rear deck with gas line for summer BBQs, a 20' x 22' concrete parking pad, and the opportunity to make this exceptional new home your own. Located in the vibrant northwest community of Glacier Ridge, close to future schools, parks, pathways, shopping, and major roadways, this is your chance to own a beautifully upgraded new home with immediate possession available. Move in and enjoy the quality, craftsmanship, and peace of mind that come with a brand-new Morrison Home. First Time Homebuyer? You may qualify for GST rebate! (subject to eligibility

requirements from Federal government).