



GRASSROOTS
REALTY GROUP

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63 Annette Hill NW
Calgary, Alberta

MLS # A2337288



\$725,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,012 sq.ft.	Age:	2027 (-1 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, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, 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:	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		
Inclusions:	N/A		

Welcome to the Moraine by Shane Homes, a pre-construction home in the sought-after NW community of Glacier Ridge. Located at 63 Annette Hill on an interior lot with a west-facing backyard, this home offers a thoughtfully designed layout with the option to personalize select features and finishes before construction begins. Planned upgrades include the Super Kitchen with chimney hood fan, railing option, upgraded ensuite, potential future basement development in mind, and an upgraded exterior elevation. With an anticipated build timeframe of approximately 10–12 months. Photos/renderings are representative.