



GRASSROOTS
REALTY GROUP

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228 Annette Villas NW
Calgary, Alberta

MLS # A2344479



\$599,900

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,538 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions:	n/a
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Step into modern living at this stunning 2025-built home in the most sought after community of Glacier Ridge. Located in the NW quadrant of Calgary, this beautiful home offers a blend of modern elegance and comfort. The main level boasts a welcoming entrance, powder room, cozy living room, a modern and upgraded kitchen with ample cabinet space and SS appliance package, a convenient laundry facilities and a spacious dining area with an adjacent door to the deck to enjoy outdoor activities. Upper floor boasts three spacious bedrooms including a comfortable primary retreat with a private ensuite, two more generously sized bedrooms and a full common bathroom for family convenience. Unfinished WALK OUT BASEMENT provides incredible potential for customization and is awaiting your creative touches to transform it into the space of your dreams. Glacier Ridge is known for its excellent amenities and family-friendly atmosphere, with an easy access to parks, schools, shopping centers and major transportation routes. This is an incredible opportunity to own a beautiful home in one of the most sought-after neighborhoods. With its unbeatable location and immaculate condition, this property is a rare find in today's market. Don't miss out on the opportunity to make it yours – schedule a showing with your favorite realtor today before it's gone!