



GRASSROOTS
REALTY GROUP

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191 Annette Landing NW
Calgary, Alberta

MLS # A2348831



\$639,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,650 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to 191 Annette Landing NW, a brand new quick possession home currently under construction by Anthem Properties in Calgary's Glacier Ridge community. Offering 1,647 sq. ft. of thoughtfully designed living space, this home features 3 bedrooms, 2.5 bathrooms, upper floor laundry, 9' main-floor ceilings, a rear kitchen, central bonus room, and stylish main floor railing. Additional highlights include rough-ins, with options for a side entrance and Level 3 kitchen cabinet layout. Glacier Ridge blends modern living with nature, featuring approximately 10 km of pathways, parks, natural coulees and green spaces. Residents will enjoy access to The Village, featuring an indoor gymnasium, event spaces and gathering areas, along with outdoor amenities including a skating ribbon, splash park, sports courts, playgrounds, toboggan hill and communal fire pits. Future schools are planned for the community, with shopping and everyday amenities nearby. A fantastic opportunity to own a brand new home in one of Northwest Calgary's growing communities, with quick possession available. Currently under construction until late October 2026, with possession anytime after November 1st. | Exterior photo is a rendering and interior photos are of the ShowHome, may not be accurate.