



GRASSROOTS
REALTY GROUP

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63 Annette Rise NW
Calgary, Alberta

MLS # A2349249



\$849,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,332 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 63 Annette Rise NW, an exceptional modern home in the sought-after community of Glacier Ridge, thoughtfully designed to offer stylish living, everyday functionality, and the added value of a fully legal 2-bedroom basement suite. Whether you're searching for a family home with room to grow or a smart investment opportunity with mortgage-supporting rental income, this beautifully finished property delivers outstanding flexibility in one of Calgary's newest northwest communities. Step inside to discover an inviting open-concept main floor where contemporary finishes and abundant natural light create a warm and welcoming atmosphere. Large windows brighten the spacious living room, providing the perfect setting for relaxing with family or entertaining guests. The adjoining dining area flows seamlessly into the well-appointed kitchen, featuring modern cabinetry, quality countertops, stainless steel appliances, generous counter space, a large central island with seating, and a pantry for added storage. A convenient mudroom and stylish powder room complete the thoughtfully designed main level. Upstairs, the functional layout continues with a spacious primary bedroom that serves as a comfortable retreat, complete with a walk-in closet and a private ensuite bathroom. Additional bedrooms provide flexibility for children, guests, or a dedicated home office, while a full bathroom and conveniently located upper-level laundry room enhance everyday convenience. Every space has been carefully planned to balance comfort, practicality, and modern design. A standout feature of this home is the fully legal 2-bedroom basement suite, offering its own private entrance, well-designed kitchen, comfortable living area, full bathroom, two spacious bedrooms, and separate laundry. Whether used as a mortgage helper, an investment property, or private

accommodations for extended family, the legal suite adds exceptional versatility and long-term value. Outside, the yard offers space to enjoy summer evenings, future landscaping plans, or outdoor gatherings while complementing the home's attractive curb appeal. Living in Glacier Ridge means enjoying one of Calgary's newest master-planned communities, surrounded by scenic walking paths, parks, playgrounds, and beautiful natural green spaces. Designed with families and outdoor enthusiasts in mind, the neighbourhood offers a peaceful atmosphere while providing convenient access to major roadways, shopping, schools, and everyday amenities. Imagine spending weekends exploring nearby pathways, watching your children enjoy the parks, and becoming part of a vibrant, growing community that offers the perfect balance of nature, convenience, and modern living. Head over to the showhome for more information!!