

**57 Annette Landing NW**  
**Calgary, Alberta**

**MLS # A2288905**



**\$589,900**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,830 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wired for Data

**Inclusions:** N/A

Welcome to Glacier Ridge, the new North West's premier community! The Columbia 18 boasts over 1800 square feet of expertly designed space, and it uses every square inch with precision, from the Flex Room off the foyer, to the fully upgraded kitchen taken right out of a showhome, this open floor plan gives you a sense of the home's functionality from the front door. The Nook and Great Room append the kitchen and its 9'6" island design, leading to a private half bath and its boutique, custom vanity. Once you've left the mudroom replete with a built-in bench, you'll find every homeowner's dream: a deck and BBQ gasline just waiting for the summer grill season to start up. Find three bedrooms on the second floor with a central bonus room + laundry, and you have everything you need. Located across the street from a beautiful field and school.