

**59 Annette Green NW**  
**Calgary, Alberta**

**MLS # A2337253**



**\$740,000**

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Glacier Ridge                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                             |               |                   |
| <b>Style:</b>    | 2 Storey                                                      |               |                   |
| <b>Size:</b>     | 1,917 sq.ft.                                                  | <b>Age:</b>   | 2027 (-1 yrs old) |
| <b>Beds:</b>     | 3                                                             | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                        |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, No Neighbours Behind |               |                   |

|                    |                                                                                                                               |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                               | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                           |                   |     |

Welcome to the Wendell by Shane Homes, a 1,935 sq. ft. pre-construction home in Glacier Ridge. Situated on a desirable south-facing lot backing onto a park, this home offers a great combination of location, thoughtful design and the opportunity to personalize before construction begins. Planned features include an upgraded kitchen, chimney hood fan with built-in microwave, railing option, upgraded ensuite, rear deck, potential future development in basement and an upgraded exterior elevation. With construction yet to begin, there may still be an opportunity to customize the floorplan and interior selections to suit your lifestyle. Anticipated build timeframe is approximately 10&ndash;12 months. Photos/renderings are representative and may show optional features.