

## 198 Annette Landing NW Calgary, Alberta

MLS # A2340001



**\$789,900**

|                  |                                                      |               |                  |
|------------------|------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Glacier Ridge                                        |               |                  |
| <b>Type:</b>     | Residential/House                                    |               |                  |
| <b>Style:</b>    | 2 Storey                                             |               |                  |
| <b>Size:</b>     | 2,287 sq.ft.                                         | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4                                                    | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Door Opener |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                            |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Zero Lot Line                 |               |                  |

|                    |                                 |                   |     |
|--------------------|---------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                      | <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>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -   |

**Features:** Bathroom Rough-in, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** n/a

Welcome to 198 Annette Landing NW, a beautifully designed brand-new home currently under construction by Anthem Homes in the exciting new community of Glacier Ridge in Calgary's NW. This home offers 4 bedrooms, 4 bathrooms, with a bright open-concept floor plan which is great for both everyday living and entertaining. Including a double attached garage, and also a separate entrance that adds extra flexibility and future potential. Glacier Ridge is a thoughtfully planned community designed around an active, connected lifestyle, with future schools planned within the community. Residents will enjoy access to a residents' association facility featuring an indoor gymnasium, rentable event and banquet spaces, and community programming. Outdoor amenities include a skating ribbon, toboggan hill, basketball and tennis courts, splash park, nature-inspired playgrounds, communal fire pits, and outdoor patio spaces. With over 10 km of scenic pathways winding through natural coulees and the West Nose Creek valley, there are plenty of opportunities to walk, bike, and explore. Offering the opportunity to own a brand-new home in one of Calgary's growing communities, this is a fantastic chance to make Glacier Ridge home. | All photos are representative and may not reflect property accurately.