



## 69 Annette Landing Calgary Alberta

\$609,900

Where elevated design meets everyday ease, this is the home that will transform your routine into a retreat. Nestled in the dynamic and nature-rich community of Glacier Ridge, this Columbia 18 model by Cedarglen Homes is more than just a layout—it's a lifestyle. From the moment you step inside, you're welcomed by a sense of openness and warmth. Trendy luxury vinyl plank flooring flows throughout the main floor, offering a stylish and durable foundation that complements the abundance of natural light streaming into the great room at the back of the home. The heart of this home—the kitchen—is crafted for connection and designed to impress. It features taupe coloured cabinetry, sleek stark white quartz countertops, brushed nickel hardware, & a clean, modern tile backsplash. Whether you're brewing coffee at the oversized island or hosting friends for dinner, this space effortlessly blends form & function. With a \$6,250 appliance allowance, you can personalize it with the perfect appliances to suit your taste. Need a quiet space to work or play? A versatile main floor flex room tucked at the front of the home is perfect for a home office, creative studio, or cozy reading nook. Upstairs, a central bonus room invites movie nights and weekend hangouts, while offering privacy between bedrooms. The spacious primary suite is your personal sanctuary, complete with a spa-inspired ensuite featuring double vanities, a tiled walk-in shower, and a generous walk-in closet. Two additional bedrooms, a stylish full bathroom, and an upper-level laundry room complete the second floor with thoughtful functionality. The basement offers a separate entrance & is unfinished awaiting your creative ideas (bonus: it is roughed in for a future suite—subject to city of Calgary approval and permits). Outside, a finished deck with a built-in gas line is ready for summer BBQs, and a \$1,000 landsc...

Office 6.92 Ft x 11.83 Ft

Kitchen 12.67 Ft x 16.83 Ft

Living room/Dining room 23.00 Ft x 11.58 Ft

Other 4.58 Ft x 9.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.42 Ft x 11.58 Ft

4pc Bathroom Measurements not available

Bonus Room 12.75 Ft x 9.42 Ft

Laundry room 5.92 Ft x 3.42 Ft

4pc Bathroom Measurements not available

Bedroom 8.17 Ft x 11.92 Ft

Bedroom 10.33 Ft x 8.25 Ft

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Listing Presented By:



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