



# 199 Annette Landing Calgary Alberta

\$639,900

This quick possession home offers exceptional space and flexibility in Glacier Ridge, with a layout that works for today's families. Featuring 1,844 sq.ft., 3 plus 1 bedrooms, and 3 full bathrooms, the main floor includes 9' ceilings, luxury vinyl plank flooring, a bright galley kitchen with quartz countertops, stainless steel appliances, a flush eating bar, and a walk-in pantry. A main floor bedroom with full bathroom adds valuable versatility for guests, home office use, or multi-generational living. The great room is anchored by an electric fireplace with mantle and flows into a well-proportioned dining area. Upstairs features a central bonus room, a spacious primary bedroom with walk-in closet and ensuite, two additional bedrooms, and upper laundry. Added highlights include iron spindle railing, extra side-elevation windows, permanent soffit lighting, a side entry, gas line for BBQ and range, and a 9' basement foundation offering future development potential. Located in Glacier Ridge, a growing northwest Calgary community with parks, pathways, and easy access to major routes, this home also includes the confidence of a full builder warranty. Book your showing today! (Interior photos are of a showhome with similar layout and do not fully represent the property for sale) (id:6769)

- Bonus Room 14.83 Ft x 8.33 Ft
- Primary Bedroom 13.58 Ft x 12.33 Ft
- Bedroom 10.75 Ft x 9.25 Ft
- Bedroom 9.67 Ft x 9.25 Ft
- 3pc Bathroom 10.42 Ft x 4.92 Ft
- 4pc Bathroom 9.92 Ft x 4.92 Ft

- Kitchen 12.92 Ft x 12.92 Ft
- Dining room 12.92 Ft x 10.00 Ft
- Living room 15.00 Ft x 12.92 Ft
- Bedroom 9.67 Ft x 9.17 Ft
- 3pc Bathroom 8.08 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

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**RE/MAX Realty Professionals**

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