



# 203 Annette Landing Calgary Alberta

\$559,900

This quick possession home by Anthem Properties offers a rare chance to own new build in Glacier Ridge without the wait. Featuring 1,364 sq.ft., 3 bedrooms, and 2.5 bathrooms, the main floor is designed with 9' ceilings, luxury vinyl plank flooring, and a rear kitchen finished with quartz countertops, ample cabinetry, stainless steel appliances, and a flush eating bar. The bright dining area flows into the great room, highlighted by an electric fireplace with feature surround. Upstairs includes a private primary bedroom with walk-in closet and ensuite, two additional bedrooms, upper laundry, and a dedicated linen closet. Value-added features include iron spindle railing, additional side-elevation windows, permanent soffit lighting, a side entry, and a 9' basement foundation offering future development potential. Located in Glacier Ridge, a growing northwest Calgary community known for parks, pathways, and convenient 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 accurately represent the property for sale) (id:6769)

Primary Bedroom 12.33 Ft x 11.42 Ft  
Bedroom 10.75 Ft x 8.25 Ft  
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3pc Bathroom 8.92 Ft x 4.92 Ft  
4pc Bathroom 8.33 Ft x 5.00 Ft

Kitchen 14.83 Ft x 11.83 Ft  
Dining room 12.58 Ft x 9.83 Ft  
Great room 12.75 Ft x 12.58 Ft  
2pc Bathroom 5.00 Ft x 4.67 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://hudsonrealestate.ca/>

**RE/MAX Realty Professionals**

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