



# 247 Annette Villas Calgary Alberta

\$587,900

Welcome to this brand new MORRISON HOMES 1,374 sq. ft, Indigo II model home in Glacier Ridge, thoughtfully designed for modern living and future flexibility. Featuring 3 bedrooms, 2.5 bathrooms, and a sunny North West-facing backyard, this home offers a bright, functional layout in a growing, family-friendly community. The main floor showcases upgraded laminate flooring, and an open-concept great room anchored by a sleek electric fireplace, creating a warm and inviting space to relax or entertain. The gourmet kitchen is a standout with quartz countertops, stainless steel appliances, stylish cabinetry, and plenty of prep space with a spacious island –perfect for everyday living and hosting alike. Upstairs, you'll find upgraded carpet, a spacious primary retreat with a private ensuite featuring quartz counters, dual sinks and shower, plus two additional bedrooms and a full bathroom–ideal for families, guests, or a home office setup. Washer and dryer are included for added convenience upstairs. The home also features an Exterior Side Entry, 9' foundation, rough-ins for a future secondary studio suite (with City of Calgary permits and approvals), offering excellent potential for added value or income opportunities. Step outside to enjoy the 10' x 10' deck with stairs to grade, complete with a gas line for a future BBQ, and a 20' x 22' concrete parking pad ready for your finishing touch. Ideally located close to parks, the community centre, and quick access to 144 Avenue, this home blends comfort, style, and smart planning in one exceptional package. A fantastic opportunity to own brand new in Glacier Ridge–move in and make it yours. (id:6769)

2pc Bathroom Measurements not available

Other 10.00 Ft x 5.42 Ft

Living room 12.58 Ft x 12.50 Ft

Kitchen 12.75 Ft x 11.50 Ft

Dining room 11.33 Ft x 9.42 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Laundry room Measurements not available

Bedroom 10.00 Ft x 8.33 Ft

Bedroom 10.50 Ft x 8.33 Ft

Primary Bedroom 11.50 Ft x 11.50 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca