

# \$589,900 - 49 Annette Landing Nw, Calgary

MLS® #A2270399

**\$589,900**

3 Bedroom, 3.00 Bathroom, 1,824 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Welcome to Glacier Ridge where elevated design meets everyday comfort in this brand-new Cedarglen Homes semi-detached residence. This home is crafted for the rhythm of modern living - open, inviting, and effortlessly functional. Step inside and feel the flow immediately - a bright front foyer ushers you toward a sunlit flex room, ready to adapt to your lifestyle. Imagine a quiet home office for focused mornings or a cozy reading nook that soaks in the afternoon light. Beyond, the heart of the home unfolds - a stunning open-concept kitchen with a generous island, sleek quartz countertops, and rich walnut-style cabinetry that anchors the space in warmth and sophistication. Matte black finishes add a contemporary edge, while the seamless connection between kitchen, dining nook, and great room makes entertaining a joy. Whether it's a lively dinner with friends or a relaxed Sunday breakfast, this is where moments naturally gather. Off the great room, the mudroom offers both practicality and charm - with a convenient half bath and access to the rear deck, perfect for summer BBQs or evening unwinds. Beyond the deck, you'll find a parking pad ready for your future garage - and a side entrance to the unfinished basement, a rare opportunity to customize or add a secondary suite down the line (subject to city approval and permitting). Upstairs, the thoughtful design continues. A central bonus room offers a casual retreat - movie nights, game days, or a play space that keeps the



energy upstairs. The primary suite sits privately at the back, complete with a walk-in closet and a serene 4-piece ensuite where you can recharge in peace. Two additional bedrooms share a stylish full bath, while the conveniently placed laundry room keeps chores close at hand. Every detail here feels intuitive - designed to simplify daily life without sacrificing beauty. And the finishing touches? Luxury vinyl plank flooring on the main, quartz countertops throughout, LVT in baths and laundry, and a \$4,096 appliance allowance for your fridge and stove selection - ensuring the final look reflects your style. The microwave, range hood, and dishwasher are already chosen for you, and youâ€™ll receive a \$1,000 landscaping rebate when you complete your outdoor oasis within a year of possession. This is more than a new home - itâ€™s a fresh start in one of Calgaryâ€™s most exciting new communities. Glacier Ridge offers the perfect blend of modern architecture, community connection, and natural beauty - all waiting to be experienced. Make it yours and start building your next chapter in Glacier Ridge today. \*Some photos are virtually staged.\*

Built in 2025

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2270399      |
| Price          | \$589,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,824         |
| Acres          | 0.06          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Semi Detached |

|        |                        |
|--------|------------------------|
| Style  | 2 Storey, Side by Side |
| Status | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 49 Annette Landing Nw |
| Subdivision | Glacier Ridge         |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 2J7               |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Park                                  |
| Parking Spaces | 2                                     |
| Parking        | Alley Access, Off Street, Parking Pad |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Range Hood, See Remarks                                                                                                                   |
| Heating           | High Efficiency                                                                                                                                                  |
| Cooling           | None                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full                                                                                                                                                             |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | BBQ gas line                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding                          |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 7                   |
| Zoning         | R-G                 |
| HOA Fees       | 465                 |
| HOA Fees Freq. | ANN                 |

Listing Details

Listing Office                  Royal LePage Benchmark

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