

# \$599,900 - 69 Annette Landing Nw, Calgary

MLS® #A2243954

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,823 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

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 landscaping rebate helps you bring your backyard vision to life. Located in Glacier Ridge, this home offers a unique opportunity to live in a community that feels like a true retreat - surrounded by beautiful plains, valleys & coulees. Glacier Ridge will feature 10 km of trails, 4 future elementary school sites, one high school site, and is just a short 25-minute drive to downtown. It's also close to a variety of amenities, including shopping, dining, Costco, & the Symons Valley Ranch Market. This is where your next chapter begins. \*Some photos are virtually staged.\*

Built in 2024

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2243954               |
| Price          | \$599,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,823                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 69 Annette Landing Nw |
| Subdivision | Glacier Ridge         |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3R 2J7               |

### Amenities

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

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s), Double Vanity, Separate Entrance |
| Appliances        | See Remarks                                                                                                                                                       |
| Heating           | High Efficiency                                                                                                                                                   |
| Cooling           | None                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Unfinished, Exterior Entry                                                                                                                                  |

### 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    | July 29th, 2025 |
| Days on Market | 56              |
| Zoning         | R-G             |
| HOA Fees       | 465             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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