

\$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	6
Zoning	R-G
HOA Fees	465
HOA Fees Freq.	ANN

Listing Details

Listing Office Royal LePage Benchmark

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