

# \$584,325 - 89 Annette Landing Nw, Calgary

MLS® #A2221527

**\$584,325**

3 Bedroom, 3.00 Bathroom, 1,636 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Welcome to 89 Annette Landing NW in Glacier Ridge! This Cascade model by Shane Homes features 3 bedrooms, 2.5 bathrooms, and designer-selected finishes throughout. The open-concept main floor includes a bright living and dining area and a stylish L-shaped kitchen with a spacious walk-in pantry and all appliances included. Upstairs, enjoy a flexible bonus room—perfect as a family lounge, office, or play space. The primary bedroom offers a private ensuite and walk-in closet, while two additional bedrooms share a full bath. A half bath is located on the main floor. The basement includes rough-ins for potential future development, and a charming front porch adds to the curb appeal. Located in the vibrant NW community of Glacier Ridge, this home offers comfort, functionality, and style. Estimated possession is late summer to early fall. Photos are representative and for illustration purposes only.

Built in 2025

## Essential Information

MLS® #	A2221527
Price	\$584,325
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,636



Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	89 Annette Landing Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2J7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	Bathroom Rough-in, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Rain Gutters
Lot Description	Back Lane, Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
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Days on Market	34
Zoning	TBD
HOA Fees	465
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bode Platform Inc.
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