

# \$679,900 - 148 Annette Villas Nw, Calgary

MLS® #A2257940

**\$679,900**

4 Bedroom, 3.00 Bathroom, 1,840 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

BRAND NEW HOUSE | 4 BED | 3 BATH |  
MAIN FLOOR BED + FULL BATHROOM |  
1840 SQFT | HIGH-END FINISHES |  
ATTENTION INVESTORS & FIRST-TIME  
BUYERS!

Move right in to this bright and modern detached home in the sought-after NW community of Glacier Ridge with immediate possession available! This 2025-built Raeya Model by Trico Homes offers 1840 SQFT of stylish living space, complete with New Home Warranty coverage (1, 2, 5 & 10 years) for total peace of mind. With 4 bedrooms + bonus room and 3 full bathrooms above grade, this home blends functionality, comfort, and contemporary finishes.

Step inside to a welcoming entryway with a large closet. The main floor bedroom with a full bathroom is perfect for multi-generational living or guests. The open-concept layout showcases 9'™ ceilings, quartz countertops, luxury vinyl plank flooring, and modern flush-mount lighting throughout. The kitchen is a showstopper with sleek cabinetry, upgraded stainless steel appliances, and plenty of counter space, flowing seamlessly into the dining and living areas—ideal for everyday living and entertaining.

Upstairs, you'll find the primary retreat with oversized windows, a walk-in closet, and an upgraded 4-piece ensuite. Two additional bedrooms and a common bathroom complete this level. The unfinished 9'™ basement with three large windows and a separate side



entrance offers endless opportunities to customize to your needs. Outside, a rear gravel parking pad provides space for multiple vehicles. Conveniently located near Stoney Trail, Sarcee Trail, and Shaganappi Trail, youâ€™re just minutes from Costco, Walmart, T&T Supermarket, Canadian Tire, banks, restaurants, clinics, green spaces, and a nearby playground. Donâ€™t miss this opportunityâ€”whether youâ€™re investing or buying your first home, this property checks all the boxes. Book your showing today and make Glacier Ridge your new address!

Built in 2025

**Essential Information**

MLS® #	A2257940
Price	\$679,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,840
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	148 Annette Villas Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2J2

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 23rd, 2025
Days on Market	1
Zoning	R-G
HOA Fees	420
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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