

\$578,900 - 140 Annette Villas Nw, Calgary

MLS® #A2261819

\$578,900

3 Bedroom, 3.00 Bathroom, 1,649 sqft

Single Family on 0.07 Acres

Glacier Ridge, Calgary, Alberta

BRAND NEW | JAYMAN BUILT SONATA MODEL | 10 SOLAR PANELS | 3 BEDROOMS | HIGH-END FINISHES | CMHC ECO PLUS REBATE ELIGIBLE Exquisite, brand new, and beautifully designed—this highly sought-after SONATA model by Jayman BUILT is under construction in the exciting new community of Glacier Ridge. Thoughtfully planned with future community gardens, parks, and playgrounds, Glacier Ridge offers the perfect backdrop for your new home. From the moment you step inside, you™ll be impressed by the soaring 12 ft ceilings in the front living room, highlighted by a bank of expansive windows that flood the space with natural light. The upgraded white spindle railing overlooks the lower great room, inviting you up to the chef™s kitchen. The kitchen is a showstopper—featuring elevated cabinetry with 36" uppers, soft-close drawers, crown moulding, and a full tile backsplash. An expansive island with quartz countertops anchors the space, complemented by upgraded Whirlpool stainless steel appliances, including a French door refrigerator with ice maker, electric smooth-top slide-in range, built-in microwave, dishwasher, and cabinet hood fan. A side pantry provides extra storage, while the adjacent dining area is perfect for both casual and formal gatherings. Upstairs, the home offers three spacious bedrooms, including a primary retreat with a generous walk-in closet and a private 3-piece ensuite featuring an oversized shower. Convenient



second-floor laundry and another full bath complete this level. The lower level includes a 3-piece rough-in and awaits your creative touch. Jayman's Core Performance package sets the standard for sustainable, energy-efficient living and includes: 10 Solar Panels Built Green Canada certification with EnerGuide Rating UV-C Ultraviolet Light Purification System High-efficiency furnace with MERV 13 filters & HRV system Navien tankless hot water heater Triple-pane windows Smart Home technology solutions Quartz countertops throughout 10' x 10' rear deck BONUS: Save thousands! This home is eligible for the CMHC Eco Plus Program, offering a 25% premium refund on mortgage insurance for climate-friendly housing. Enjoy the lifestyle you and your family deserve in a brand-new Jayman home in one of Calgary's most exciting new communities. Book your private showing today and make Glacier Ridge home! (id:6289)

Built in 2024

Essential Information

Listing #	A2261819
Price	\$578,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,649
Acres	0.07
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	140 Annette Villas Nw
Subdivision	Glacier Ridge
City	Calgary

Province	Alberta
Postal Code	T3S0k9

Amenities

Amenities	Park, Playground, Shopping
Features	Back lane, PVC window, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Gravel

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Hood Fan, Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Jayman Realty Inc.
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Listing information last updated on October 14th, 2025 at 2:31pm PDT