

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

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MLS® #A2261819

**\$578,900**

3 Bedroom, 3.00 Bathroom, 1,652 sqft  
Residential 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.

Jaymanâ€™s Core Performance package sets the standard for sustainable, energy-efficient living and includes:

10 Solar Panels

BuiltGreen 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

10â€™ x 10â€™ 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 Calgaryâ€™s most exciting new communities.

Book your private showing today and make  
Glacier Ridge home!

Built in 2024

**Essential Information**

MLS® #	A2261819
Price	\$578,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,652
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	140 Annette Villas Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0k9

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Alley Access, Stall, Gravel Driveway

**Interior**

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator,

	Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 3rd, 2025
Days on Market	1
Zoning	R-G
HOA Fees	420
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jayman Realty Inc.
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