

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

MLS® #A2261819

**\$578,900**

3 Bedroom, 3.00 Bathroom, 1,649 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.

Jayman'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

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!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261819    |
| Price          | \$578,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,649       |
| 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, Gravel Driveway, Stall |

**Interior**

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| 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 | 17                |
| Zoning         | R-G               |
| HOA Fees       | 420               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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