



THE
A-TEAM

**RE/MAX
FIRST**

440 TEKARRA Drive, Calgary T3R 2E9

MLS®#: **A2161038**

Area: **Glacier Ridge**

Listing Date: **08/28/24**

List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,570

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,570

Lot Information

Lot Sz Ar:

2,682 sqft

Lot Shape:

DOM

22

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Back Lane,Back Yard,Rectangular Lot

Park Feat:

Alley Access,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,Forced Air**

Sewer: **BBQ gas line**

Ext Feat:

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **See Remarks**

Int Feat: **Bathroom Rough-in,Double Vanity,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`4" x 10`11"
Dining Room	Main	11`10" x 12`8"
Den	Main	5`7" x 4`11"
Bedroom	Upper	12`1" x 8`5"
4pc Bathroom	Upper	
Bedroom - Primary	Upper	16`10" x 11`7"

Room	Level	Dimensions
Kitchen	Main	16`4" x 11`4"
Mud Room	Main	7`7" x 4`11"
2pc Bathroom	Main	
Bedroom	Upper	14`6" x 8`1"
Laundry	Upper	8`1" x 5`5"
4pc Ensuite bath	Upper	

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-G**

Legal Desc:

2410745

Remarks

Pub Rmks: **Say hello to the Acme model! Built by award winning builder, Cedarglen Homes, this home is sure to impress. As you enter the home, you'll notice the high 9' ceilings, trendy luxury vinyl plank flooring and very functional floor plan. The main floor features a large great room right as you walk into the home w/ huge windows allowing for loads of natural light. Adjacent to the great room, you'll find the enclosed flex space w/ built-in desk and the spacious dining area. The kitchen boasts quartz countertops, light grey cabinets with soft close drawers, white subway tile backsplash, water line to the fridge, SS sink, & loads of pot lights. The builder is offering an allowance of \$6250 for the homeowner to purchase their desired appliances at the builder's preferred supplier! Off the kitchen, you'll find a mud room w/ a bench & coat hooks, the 2 pc powder room, and access to a completed deck! Upstairs, you'll find a total of 3 bedrooms, 2 full baths and laundry! The primary bedroom is a great size - it features a walk in closet & an ensuite w/ dual sinks and a walk in shower. The two additional bedrooms are spacious and the 4 pc bath offers quartz counters and a shower/tub combo. Laundry room is conveniently located upstairs as well and has shelving storage for linens. The basement is unfinished, awaiting your creative touch but offers a separate entrance! Buyer will receive a \$2000 landscaping credit to complete their front landscaping within one year of possession. Living in Glacier Ridge will truly be a once in a lifetime opportunity. It's known for being a nostalgic community that feels like "home" as you're surrounded by plains, valleys and coulees. Glacier Ridge will feature 10km of trails, be home to 4 elementary school sites & 1 high school site, and is only 25 minutes to downtown. Close to all amenities - shopping, restaurants, Costco, Symons Valley Ranch Market, and so much more. Don't miss out on the opportunity to be part of this exceptional community - book your showing today! *Photos are from different models that are completed, there are different interior finishings for this property. Please see the last photo for interior selections of this home.***

Inclusions: **Appliance allowance of \$6,250.00 to select appliances at the Builder's supplier.**

Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123