



THE
A-TEAM

**RE/MAX
FIRST**

459 TEKARRA Drive, Calgary T3R 2G3

MLS®#: **A2161186**

Area: **Glacier Ridge**

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

List Price: **\$609,900**

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:

1,487

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,487

Lot Information

Lot Sz Ar:

2,466 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:

Park Feat:

**Back Lane,Back Yard,Rectangular Lot
Alley Access,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

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`8"
Dining Room	Main	11`10" x 11`8"
2pc Bathroom	Main	
Bedroom - Primary	Upper	16`10" x 10`8"
Bedroom	Upper	12`2" x 8`0"
Laundry	Upper	7`7" x 5`5"

Room	Level	Dimensions
Kitchen	Main	16`4" x 10`4"
Mud Room	Main	7`8" x 4`11"
Office	Main	4`11" x 4`9"
4pc Ensuite bath	Upper	
Bedroom	Upper	14`7" x 7`7"
4pc Bathroom	Upper	

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-G

Legal Desc:

2410745

Remarks

Pub Rmks:

Welcome to the Acme Model! Built by the acclaimed Cedarglen Homes, this stunning residence is designed to impress with its remarkable exterior and premium upgrades. As you step inside, you'll be greeted by 9-foot ceilings, trendy luxury vinyl plank flooring, and a well-thought-out layout that maximizes functionality. At the front of the home, you'll find a spacious great room filled with natural light from the large windows. The enclosed flex space, featuring a built-in desk, is perfect for a home office or study, and the expansive dining area is ideal for family gatherings. The kitchen is stunning, equipped with quartz countertops - soft-close charcoal coloured cabinets, a water line to the fridge, a SS sink, & ample pot lighting. Plus, there's a generous \$6,250 allowance for the buyer to choose their own appliances from the builder's supplier! Adjacent to the kitchen, you'll discover a convenient mudroom with a bench and coat hooks, a 2-piece powder room, & direct access to a finished deck—perfect for entertaining! Upstairs, there are three bedrooms, two full bathrooms, & a laundry room. The primary suite is spacious featuring a walk-in closet and a luxurious ensuite with dual sinks & a walk-in shower. The additional bedrooms are roomy, & the shared 4-piece bath includes quartz countertops and a shower/tub combo. The upstairs laundry room offers added convenience with its built-in shelving for linens. The basement is unfinished with a separate entrance, waiting for your creative touch! A \$2,000 landscaping credit is included, allowing the new owners to complete their front landscaping within 1 year of moving in. Located in Glacier Ridge, this home offers a unique opportunity to live in a community that feels like a true retreat - surrounded by beautiful plains, valleys & coulees. Glacier Ridge will feature 10 km of trails, 4 future elementary school sites, one high school site, and is just a short 25-minute drive to downtown. It's also close to a variety of amenities, including shopping, dining, Costco, and the Symons Valley Ranch Market. Don't miss out on your chance to be a part of this vibrant community—schedule your showing today! *Please note: Photos are from various completed models, and interior finishes may differ. Refer to the last photo for specific interior selections for 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