



THE
A-TEAM

**RE/MAX
FIRST**

427 TEKARRA Drive, Calgary T3R 2G3

MLS®#: **A2163398**

Area: **Glacier Ridge**

Listing Date: **09/08/24**

List Price: **\$629,900**

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:

1,723

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,723

Lot Information

Lot Sz Ar:

2,465 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Rectangular Lot

Alley Access,Parking Pad

DOM

11

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

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	13`8" x 10`7"
Dining Room	Main	8`11" x 10`7"
2pc Bathroom	Main	
Bedroom - Primary	Upper	13`5" x 10`8"
Bedroom	Upper	12`8" x 7`10"
4pc Bathroom	Upper	

Room	Level	Dimensions
Kitchen	Main	16`7" x 11`3"
Mud Room	Main	9`6" x 4`10"
Den	Main	9`3" x 10`10"
4pc Ensuite bath	Upper	
Bedroom	Upper	14`3" x 7`9"
Bonus Room	Upper	9`6" x 11`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410745

Zoning:
R-Gm

Remarks

Pub Rmks:

Welcome to this STUNNING semi-detached in the heart of Glacier Ridge. You'll fall in love the moment you walk in the door - it's so dreamy! It's a brand new build by the one and only, Cedarglen Homes and offers loads of upgrades. As you walk in, you will notice the beautiful luxury vinyl plank flooring leading you into the main living areas. The kitchen boasts two toned cabinetry w/ upgraded black hardware, quartz countertops, subway tile backsplash, & a spacious pantry. The buyer will choose their desired appliances at the builder's supplier with an allowance of \$6250. The dining area is spacious and flows seamlessly into the great room. The great room features large windows to let the south facing sunshine in. A large den, 2 pc powder room and mudroom w/ bench & coat hooks complete this level. Enjoy binge watching your favourite tv shows in the central bonus room upstairs or this can be used as a flex room for kids to play or an office space. A total of 3 bedrooms and 2 full bathrooms can be found on this level. The primary suite is spacious - large enough to fit king size furniture, and comes with a dreamy 4 pc ensuite & walk-in closet. The additional 2 bedrooms on this floor are a good size. The bathrooms feature quartz countertops, undermount sinks, & black hardware. Laundry is conveniently located on this floor as well as a linen closet for storage. The basement offers a separate entrance & is unfinished awaiting your creative ideas. The backyard deck is already completed for you w/ a bbq gas line. A \$2,000 landscaping credit is included, allowing you to complete your 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, & the Symons Valley Ranch Market. Don't miss out on your chance to be a part of this excellent community—schedule your showing today! *Please note: Photos are from a different property, and the interior finishes are different. Please refer to the last photo for specific interior selections for this home.*

Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

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