



THE
A-TEAM

**RE/MAX
FIRST**

459 TEKARRA Drive, Calgary T3R 2G3

MLS®#: **A2172431** Area: **Glacier Ridge** Listing **10/11/24** List Price: **\$579,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 30-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary** Finished Floor Area: **1,487**
 Year Built: **2024** Abv Sqft: **1,487**
 Low Sqft: **1,487**
 Ttl Sqft: **1,487**
 Lot Information
 Lot Sz Ar: **2,466 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Alley Access,Parking Pad**

DOM

41
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** Construction: **Vinyl Siding,Wood Frame**
 Heating: **High Efficiency,Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: **BBQ gas line** 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	Room	Level	Dimensions
Living Room	Main	14`4" x 10`8"	Kitchen	Main	16`4" x 10`4"
Dining Room	Main	11`10" x 11`8"	Mud Room	Main	7`8" x 4`11"
2pc Bathroom	Main		Office	Main	4`11" x 4`9"
Bedroom - Primary	Upper	16`10" x 10`8"	4pc Ensuite bath	Upper	
Bedroom	Upper	12`2" x 8`0"	Bedroom	Upper	14`7" x 7`7"
Laundry	Upper	7`7" x 5`5"	4pc Bathroom	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

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!

Inclusions:
Property Listed By:

**Appliance allowance of \$6,250.00 to select appliances at the Builder's supplier.
Royal LePage Benchmark**

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









