



THE A-TEAM

RE/MAX FIRST

459 TEKARRA Drive, Calgary T3R 2G3

MLS®#: A2172431

Area: Glacier Ridge

Listing Date: 10/11/24

List Price: \$574,900

Status: Pending

County: Calgary

Change: -\$5k, 10-Dec

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:

Lot Information

Ttl Sqft:

1,487

Lot Sz Ar:

2,466 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Rectangular Lot

Alley Access,Parking Pad

DOM

71

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  | 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**  
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**













