



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**455 TEKARRA Drive, Calgary T3R 2G3**

MLS® #: **A2180901**

Area: **Glacier Ridge**

Listing Date: **11/26/24**

List Price: **\$574,900**

Status: **Active**

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:

**1,476**

Year Built:

**2024**

Low Sqft:

Lot Information

Ttl Sqft:

**1,476**

Lot Sz Ar:

**2,466 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

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

DOM

**25**

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:

**Composite Siding,Vinyl Siding**

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,Open Floorplan,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>Den</b>	<b>Main</b>	<b>4`9" x 5`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 11`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 16`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`8" x 14`7"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	
<b>4pc Ensuite bath</b>	<b>Upper</b>		<b>Bedroom</b>	<b>Upper</b>	<b>7`7" x 14`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>7`10" x 12`1"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`7" x 16`9"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`7" x 5`6"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2410745**

Remarks

Pub Rmks:

**Discover the charm of the Acme Model, crafted by the renowned Cedarglen Homes! This thoughtfully designed home blends style and functionality with premium upgrades and a stunning exterior. Inside, you'll be welcomed by 9-foot ceilings, luxury vinyl plank flooring, and a layout perfect for modern living. The main floor offers a spacious great room with oversized windows, a versatile enclosed flex space with a built-in desk, and an expansive dining area—ideal for entertaining. The kitchen shines with quartz countertops, sleek soft-close cabinetry, pot lighting, and a water line to the fridge. Plus, enjoy the flexibility of a \$6,250 appliance allowance to select your perfect appliances at the builder's supplier! The adjacent mudroom with bench seating and coat hooks connects to a 2-piece powder room and a finished deck, ready for outdoor gatherings. Upstairs, you'll find three spacious bedrooms, two full bathrooms, and a laundry room for added convenience. The primary suite boasts a walk-in closet and a spa-like ensuite with dual sinks and a walk-in shower. The additional bedrooms offer plenty of space, and the shared 4-piece bathroom features quartz countertops and a shower/tub combination. The upstairs laundry room includes built-in shelving for extra storage. The unfinished basement, complete with a separate entrance, is a blank canvas awaiting your vision. A \$2,000 landscaping credit is included, giving you the freedom to design your front yard within a 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, and 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. This exceptional home delivers style, comfort, and flexibility in one perfect package. Book your showing today and take the first step toward making it yours!**

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**













