



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**468 TEKARRA Drive, Calgary T3R2E9**

MLS®#: **A2188345**

Area: **Glacier Ridge**

Listing Date: **01/17/25**

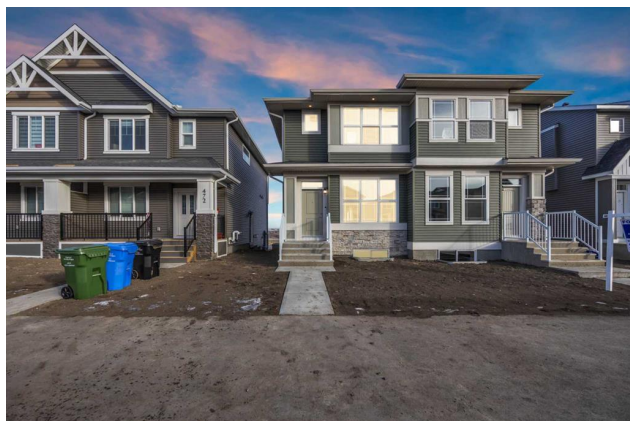
List Price: **\$574,900**

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:

**1,598**

Year Built:

**2025**

Low Sqft:

Ttl Sqft:

**1,598**

Lot Information

Lot Sz Ar:

**2,466 sqft**

Lot Shape:

DOM

**5**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

**Back Lane**

Park Feat:

**Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**

Int Feat:

**Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 17`0"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>7`8" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`7" x 9`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`3" x 6`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>5`9" x 10`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`9" x 27`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`7" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 9`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 13`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2410745**

Remarks

Pub Rmks:

**Welcome to this stunning brand-new 2025-built semi-detached home in the highly sought-after master-planned community of Glacier Ridge. Here, Calgary's vibrant urban edge meets Alberta's timeless glacial landscapes and rugged wilderness, offering the perfect balance of city living and natural beauty. This thoughtfully designed 3-bedroom, 2.5-bathroom duplex is ideal for first-time homebuyers, savvy investors, or those looking to downsize without compromise. As you step inside, you'll be greeted by an open-concept living area featuring large, sunlit windows, perfect for bright mornings and cozy evenings. The corner kitchen is efficiently placed to maximize the living space, creating a seamless flow for daily living and entertaining. The spacious primary bedroom boasts a 3-piece ensuite and a walk-in closet, offering privacy and convenience. Two additional bedrooms provide flexibility—ideal for a home office, guest room, or children's rooms. Completing the upper floor is an additional bathroom and a conveniently located laundry room. The separate entrance to the basement opens up endless possibilities. With its blank canvas, you can customize this space to fit your needs as an additional living space, home gym, or recreation area. This home is located in a community that blends nature's tranquility with urban convenience, making it the perfect place to call home. Don't miss out—schedule your viewing today!**

Inclusions:  
Property Listed By:

n/a  
**PREP Realty**

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



