



THE
A-TEAM

**RE/MAX
FIRST**

495 TEKARRA Drive, Calgary T3R2G4

MLS®#: **A2190725** Area: **Glacier Ridge** Listing Date: **01/29/25** List Price: **\$659,700**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,572 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Street Lighting,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

DOM

4
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Stove,Humidifier,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	16`2" x 16`5"	Breakfast Nook	Main	18`10" x 34`9"
Dining Room	Main	38`7" x 35`0"	Kitchen	Main	32`7" x 55`9"
Living Room	Main	34`2" x 55`3"	3pc Ensuite bath	Second	24`10" x 15`10"
4pc Bathroom	Second	24`7" x 16`2"	Bedroom	Second	35`0" x 29`6"
Bedroom	Second	35`10" x 29`9"	Bedroom - Primary	Second	35`10" x 44`10"
4pc Bathroom	Suite	26`3" x 16`2"	Bedroom	Suite	37`9" x 32`0"
Kitchen	Suite	18`10" x 41`3"	Living Room	Suite	37`9" x 48`8"
Furnace/Utility Room	Suite	28`5" x 32`10"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

2410745

R-G

Remarks

Pub Rmks:

Brand NEW HOME WITH LEGAL SUITE | Discover this beautiful home boasting of more than 2200 SQUARE FEET of LIVING SPACE, nestled in the AWARD WINNING Glacier Ridge community of NW Calgary! This home comes with 4 spacious bedrooms, 3.5 stylish bathrooms, and an open-concept floor plan designed to inspire with soaring ceilings, recessed lighting, and an abundance of natural light. The modern, contemporary kitchen is a masterpiece, featuring quartz countertops, FULLY UPGRADED stainless steel appliances, chic two-tone cabinetry, a modern backsplash, and a generous walk-in pantry for all your storage needs. The bright and inviting living and dining areas provide an ideal setting for entertaining or creating cozy family moments. Upstairs, escape to the grand primary suite, complete with a walk-in closet and a spa-like ensuite, while two additional bedrooms, a well-appointed 4-piece bathroom, and a convenient upper-level laundry room add to the thoughtful design. In the FULLY DEVELOPED LEGAL SUITE, you will find a huge well-lit bedroom, a full kitchen and washroom along with a massive living room with it's own separate laundry. Behind the home you will find a rear double parking pad with paved alley access. Enjoy easy access to multiple access points like Shaganappi Trail, Sarcee Trail, transit options , grocery stores, and essential amenities. The home is walking distance from the under construction Village Centre which offers incredible community perks like tennis courts, walking paths, playgrounds, a spray park, an ice rink, and rentable event spaces. Complete with a full new home warranty, this home delivers style, comfort, and convenience in one irresistible package. Don't miss out – schedule your showing 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













495 Tekarra Dr NW, Calgary, AB

Main Floor Exterior Area 770.16 sq ft
Interior Area 693.10 sq ft



0 4 8
PREPARED: 2025/01/23
White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

495 Tekarra Dr NW, Calgary, AB

1st Floor Exterior Area 827.68 sq ft
Interior Area 748.37 sq ft



0 4 8
PREPARED: 2025/01/23
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495 Tekarra Dr NW, Calgary, AB

Basement (Below Grade) Exterior Area 707.37 sq ft
Interior Area 623.29 sq ft



0 4 8
PREPARED: 2025/01/23
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