

#### 495 TEKARRA Drive, Calgary T3R2G4

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**Furnace/Utility Room** 

MLS®#: A2190725 Area: **Glacier Ridge** Listing 01/29/25 List Price: \$659,700

Status: **Active** County: Calgary Change: None Association: Fort McMurray

Date:

**General Information** DOM Residential 4 Prop Type:

Sub Type: Semi Detached (Half Layout

Duplex) Finished Floor Area Beds: 4 (3 1 ) City/Town: Baths: 3.5 (3 1) Calgary Abv Saft: 1,598

Style:

2 Storey, Side by Side

2024 Low Sqft: Year Built: Lot Information Ttl Saft: 1.598

Lot Sz Ar: 2.572 saft

**Parking** Lot Shape: Ttl Park: 4

Garage Sz:

Lot Feat: Back Lane, Street Lighting, Rectangular Lot

Park Feat: Off Street, Parking Pad **Utilities and Features** 

**Asphalt Shingle** Roof: Construction:

Forced Air Stone, Vinyl Siding, Wood Frame Heating:

Access:

Sewer: Flooring:

Carpet, Ceramic Tile, Vinyl Plank Ext Feat: None

Water Source: Fnd/Bsmt: **Poured Concrete** 

Built-In Oven, Dishwasher, Dryer, Electric Stove, Humidifier, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer Kitchen Appl:

28`5" x 32`10"

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

Room Level Level Dimensions Dimensions Room 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"

Legal/Tax/Financial

Title: Zoning:

Suite

Fee Simple Legal Desc:

2410745

Remarks

R-G

Pub Rmks:

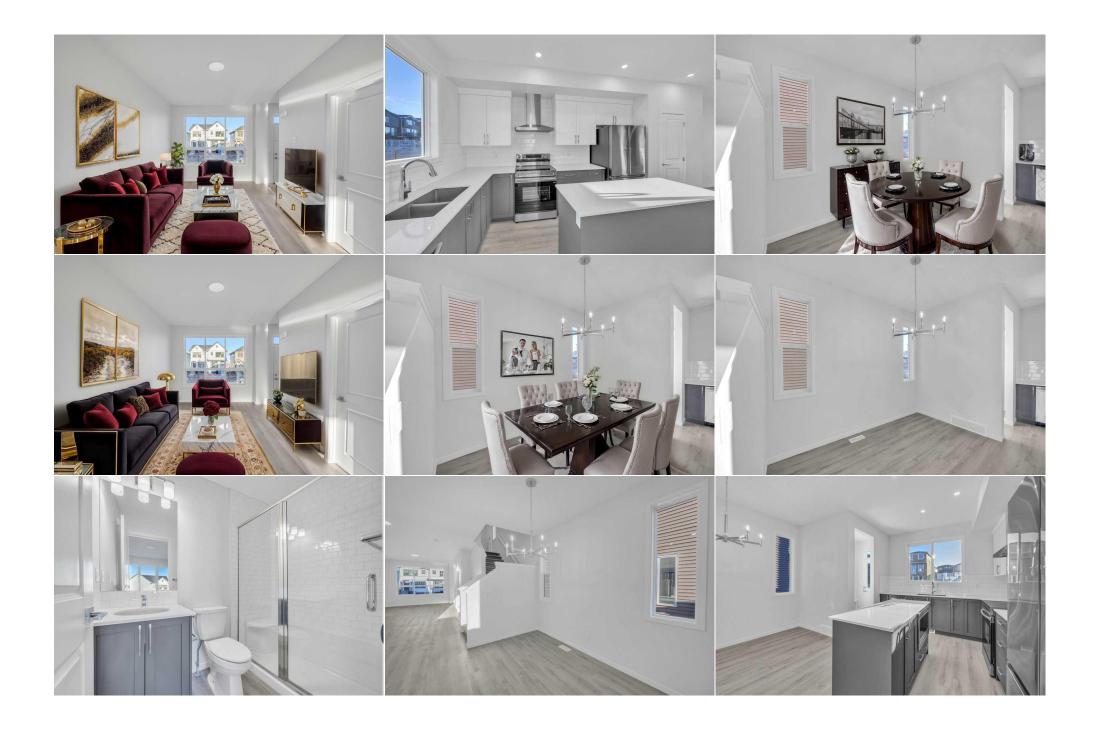
Brand NEW HOME WITH LEGAL SUITE | Discover this beautiful home boasting of more than 2200 SQUARE FEET of LIVING SPACE, nestled in the AWARD WINNING Glacier Ridge community of NW Calgary! This home comes with 4 spacious bedrooms, 3.5 stylish bathrooms, and an open-concept floor plan designed to inspire 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!

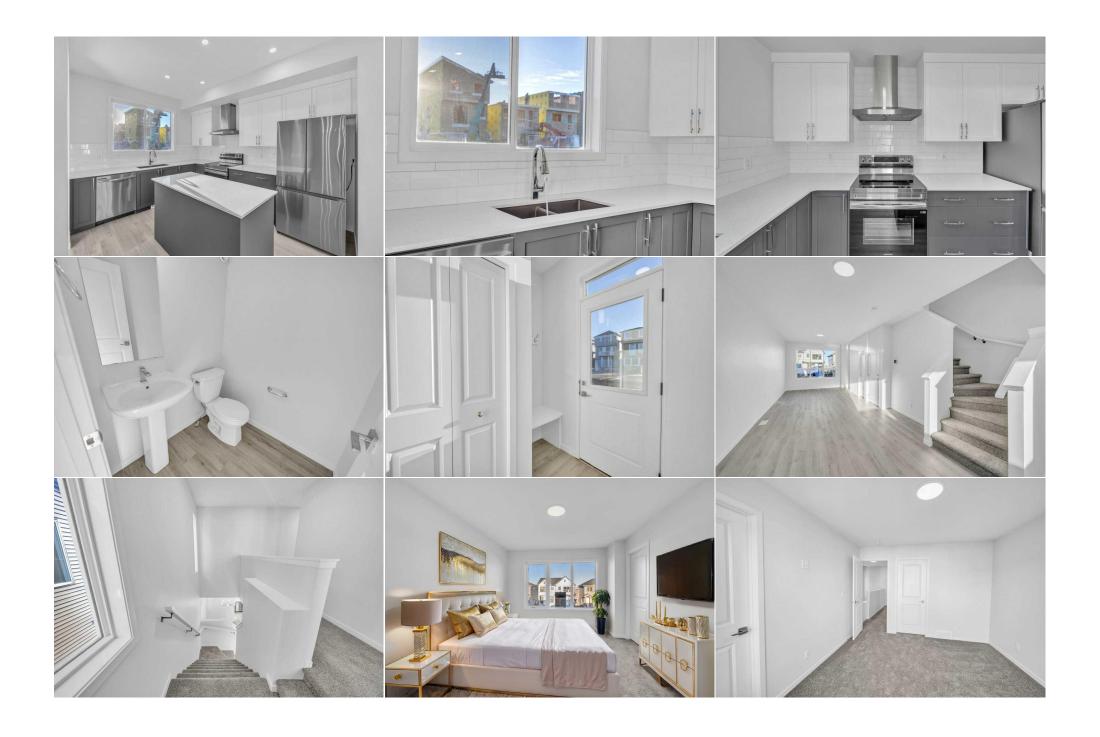
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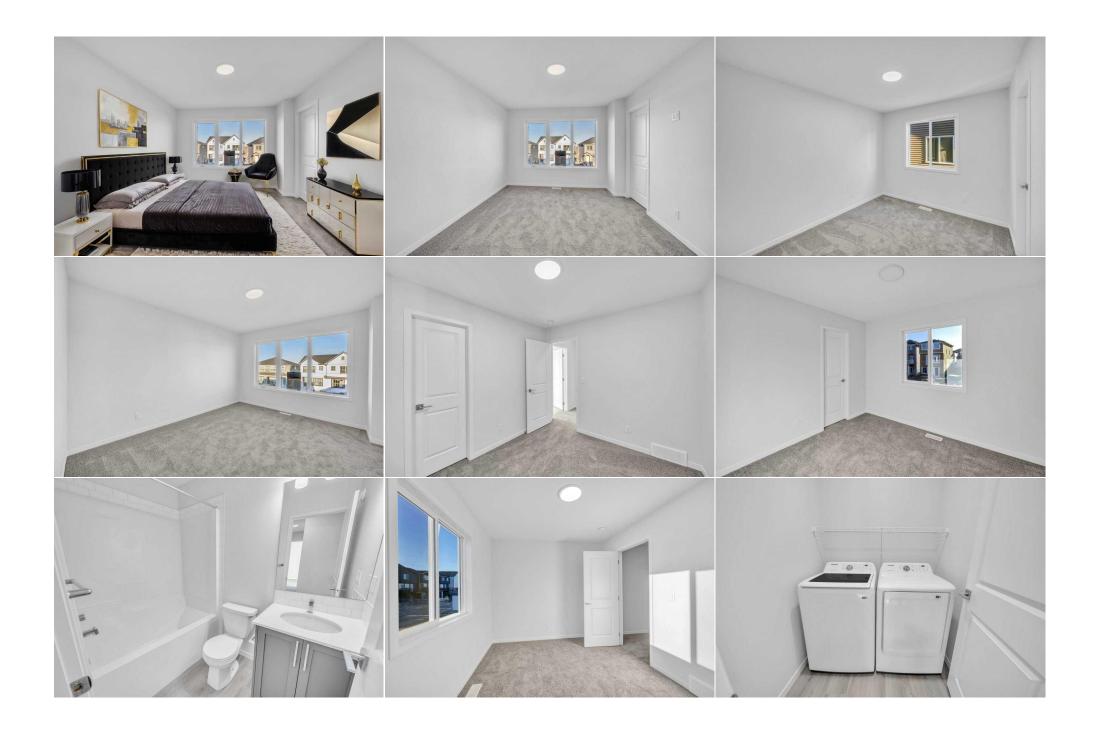
Property Listed By: PREP Realty

## 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 693.19 sq ft





#### 495 Tekarra Dr NW, Calgary, AB

1st Floor Exterior Area 827.68 sq t

# 495 Tekarra Dr NW, Calgary, AB

Basement (Below Grade) Exterior Area 707.37 sq ft Interior Area 633.29 sq ft







