



540 Tekarra Drive NW
Calgary, Alberta

MLS # A2325296



\$609,000

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,655 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions: n/a

Welcome to the Cascade Showhome by Shane Homes, located on a premium corner lot in the sought-after NW community of Glacier Ridge. This move-in ready duplex offers exceptional curb appeal and includes a 23' x 20' detached double garage. The open-concept main floor features a spacious kitchen with a large island, walk-in pantry, and seamless flow into the dining and living areas, perfect for everyday living and entertaining. A side entry and basement rough-ins provide excellent potential for future development. Upstairs offers 3 bedrooms, including a spacious primary bedroom with a walk-in closet and ensuite, plus a versatile flex room and convenient upper-floor laundry. This professionally designed showhome showcases the quality craftsmanship and thoughtful design Shane Homes is known for.