



GRASSROOTS
REALTY GROUP

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536 Tekarra Drive NW
Calgary, Alberta

MLS # A2325525



\$577,500

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,731 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting		

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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/a		

Welcome to the Monarch Showhome by Shane Homes, a professionally designed duplex that blends contemporary style with everyday functionality. This beautifully appointed home features an open-concept main floor with a spacious front family room, central dining area, and an L-shaped kitchen designed for both entertaining and daily living. Upstairs, you'll find three generously sized bedrooms, including a private primary retreat with a walk-in closet and ensuite, plus a versatile flex room and convenient upper-floor laundry. A side entry and basement rough-ins offer excellent potential for future development. Showcasing the quality craftsmanship and thoughtful design Shane Homes is known for, this former showhome is an exceptional opportunity to own a stunning new home.