



GRASSROOTS
REALTY GROUP

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524 Tekarra Drive NW
Calgary, Alberta

MLS # A2331191



\$629,900

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,486 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, Landscaped, Low Maintenance Landscape, Street Lig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Chandelier, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Finished air conditioning, underground irrigation, window draperies, designer wallpaper.

Welcome to Glacier Ridge, the new North West's premier community! Here is your opportunity to purchase the Cedarglen Acme Showhome. This expertly designed space uses every square foot with precision, from the spacious Great Room to the fully upgraded kitchen, this open floor plan gives you a sense of the home's functionality from the front door. Once you've left the mudroom replete with a built-in bench, you'll find every homeowner's dream: a deck and BBQ gasline just waiting for the summer grille season to start up. Find three bedrooms on the second floor and a large Laundry Room befitting a home twice its size. Located along Tekarra Drive just steps from the Village of Glacier Ridge, the newly opened HOA facility, this home boasts one of the most important mantras in real estate. Location, location, location! This Acme showhome takes the best of Cedarglen's design and optimizes form and functionality without compromise.