



GRASSROOTS
REALTY GROUP

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520 Tekarra Drive NW
Calgary, Alberta

MLS # A2335032



\$709,900

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,728 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 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:	Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	n/a		

Cedarglen Showhome for sale!! This incredible home has a finished DETACHED GARAGE, finished 2-BEDROOM LEGAL SUITE boasting a magazine-worthy kitchen and plenty of natural light. The Columbia 17 boasts over 1700 square feet of expertly designed space, and it uses every square inch with precision, from the Flex Room off the foyer, to the fully upgraded kitchen, this open floor plan gives you a sense of the home's functionality from the front door. The Nook and Great Room append the kitchen and its 9'6" island design, leading to a private half bath and its boutique, custom vanity. Once you've left the mudroom replete with a built-in bench, you'll find a deck and BBQ gasline just waiting for the grille season. Find three bedrooms on the second floor with a central bonus room + laundry, and you have everything you'll ever need in this showhome, including AC, finished underground irrigation, window coverings, appliances in both the house and legal suite, and exterior Gemstone Lighting!!