

\$599,900 - 427 Tekarra Drive Nw, Calgary

MLS® #A2163398

\$599,900

3 Bedroom, 3.00 Bathroom, 1,724 sqft
Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Welcome to this STUNNING semi-detached in the heart of Glacier Ridge. You'll fall in love the moment you walk in the door – it's so dreamy! It's a brand new build by the one and only, Cedarglen Homes and offers loads of upgrades. As you walk in, you will notice the beautiful luxury vinyl plank flooring leading you into the main living areas. The kitchen boasts two toned cabinetry w/ upgraded black hardware, quartz countertops, subway tile backsplash, & a spacious pantry. The buyer will choose their desired appliances at the builder's supplier with an allowance of \$6250. The dining area is spacious and flows seamlessly into the great room. The great room features large windows to let the south facing sunshine in. A large den, 2 pc powder room and mudroom w/ bench & coat hooks complete this level. Enjoy binge watching your favourite tv shows in the central bonus room upstairs or this can be used as a flex room for kids to play or an office space. A total of 3 bedrooms and 2 full bathrooms can be found on this level. The primary suite is spacious - large enough to fit king size furniture, and comes with a dreamy 4 pc ensuite & walk-in closet. The additional 2 bedrooms on this floor are a good size. The bathrooms feature quartz countertops, undermount sinks, & black hardware. Laundry is conveniently located on this floor as well as a linen closet for storage. The basement offers a separate entrance & is unfinished awaiting your creative ideas. The backyard deck is



already completed for you w/ a bbq gas line. A \$2,000 landscaping credit is included, allowing you to complete your front landscaping within 1 year of moving in. Located in Glacier Ridge, this home offers a unique opportunity to live in a community that feels like a true retreat - surrounded by beautiful plains, valleys & coulees. Glacier Ridge will feature 10 km of trails, 4 future elementary school sites, one high school site, and is just a short 25-minute drive to downtown. It's also close to a variety of amenities, including shopping, dining, Costco, & the Symons Valley Ranch Market. Don't miss out on your chance to be a part of this excellent community—schedule your showing today! *Please note: Photos are from a different property, and the interior finishes are different. Please refer to the last photo for specific interior selections for this home.*

Built in 2024

Essential Information

MLS® #	A2163398
Price	\$599,900
Sold Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,724
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	427 Tekarra Drive Nw
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Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2G3

Amenities

Amenities	Clubhouse, Racquet Courts, Recreation Room
Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	No Smoking Home, Quartz Counters, Bathroom Rough-in, Double Vanity, No Animal Home, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Separate/Exterior Entry

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2024
Date Sold	November 20th, 2024
Days on Market	73
Zoning	R-Gm
HOA Fees	420.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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