

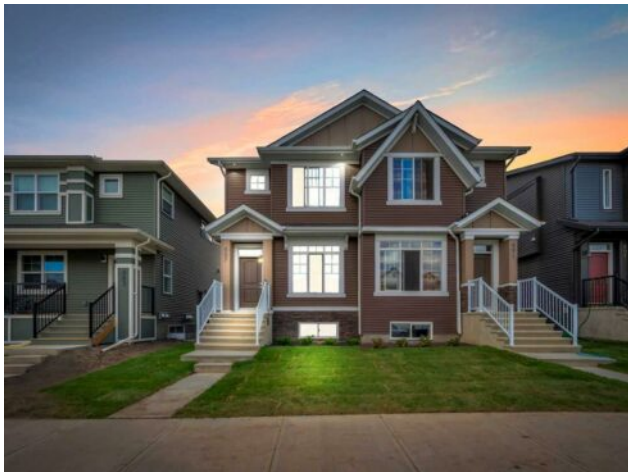


GRASSROOTS
REALTY GROUP

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487 Tekarra Drive NW
Calgary, Alberta

MLS # A2226092



\$599,900

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,594 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Welcome to one of the newest planned communities in NW Calgary - "Glacier Ridge". This 2024 built laned duplex has a fully finished one bedroom legal suite. Located only 25 minutes to downtown with quick access to Stoney Trail and 10+ KMS of trails. Main floor with vinyl plank flooring, high ceilings has living room/dining room combination, a 2 piece bathroom, kitchen with island, quartz counter tops, stainless steel appliances and a door to rear yard. The upper level has a good sized primary bedroom with 3 piece ensuite. Two additional bedrooms and a 4 piece bath. A well suited home in a growing community for a great family. Lower walk-up level with a separate entrance to a one bedroom legal suite. Features full kitchen with stainless steel appliances, washer/dryer, 4 piece bath and luxury flooring. Poured concrete sidewalk and double parking pad ready for future garage. Live upstairs and rent downstairs to give you a help in mortgage payments. Never to be missed opportunity.