



**460 Tekarra Drive
Calgary, Alberta**

MLS # A2198456



\$569,900

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,596 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to this brand new never lived in 3 bedroom 2.5 bath duplex in the sought out community of Glacier Ridge. Open floorplan on the main floor has kitchen and the back and living room flowing into dining area. Upstairs you have 3 piece ensuite with walk-in shower and walk-in closet. The other 2 bedrooms are decent size and laundry room and 4 piece bathroom complete this level. The basement has separate entrance. Book your showing today.