



## 440 Tekarra Drive Calgary Alberta

\$619,900

Say hello to the Acme model! Built by award winning builder, Cedarglen Homes, this home is sure to impress. As you enter the home, you'll notice the high 9' ceilings, trendy luxury vinyl plank flooring and very functional floor plan. The main floor features a large great room right as you walk into the home w/ huge windows allowing for loads of natural light. Adjacent to the great room, you'll find the enclosed flex space w/ built-in desk and the spacious dining area. The kitchen boasts quartz countertops, light grey cabinets with soft close drawers, white subway tile backsplash, water line to the fridge, SS sink, & loads of pot lights. The builder is offering an allowance of \$6250 for the homeowner to purchase their desired appliances at the builder's preferred supplier! Off the kitchen, you'll find a mud room w/ a bench & coat hooks, the 2 pc powder room, and access to a completed deck! Upstairs, you'll find a total of 3 bedrooms, 2 full baths and laundry! The primary bedroom is a great size - it features a walk in closet & an ensuite w/ dual sinks and a walk in shower. The two additional bedrooms are spacious and the 4 pc bath offers quartz counters and a shower/tub combo. Laundry room is conveniently located upstairs as well and has shelving storage for linens. The basement is unfinished, awaiting your creative touch but offers a separate entrance! Buyer will receive a \$2000 landscaping credit to complete their front landscaping within one year of possession. Living in Glacier Ridge will truly be a once in a lifetime opportunity. It's known for being a nostalgic community that feels like "home" as you're surrounded by plains, valleys and coulees. Glacier Ridge will feature 10km of trails, be home to 4 elementary school sites & 1 high school site, and is only 25 minutes to downtown. Close to all amenities - shopping, restaurants, Costco, Symons Valley Ranch Mark...

Living room 14.33 Ft x 10.92 Ft

Kitchen 16.33 Ft x 11.33 Ft

Dining room 11.83 Ft x 12.67 Ft

Other 7.58 Ft x 4.92 Ft

Den 5.58 Ft x 4.92 Ft

2pc Bathroom Measurements not available

Bedroom 12.08 Ft x 8.42 Ft

Bedroom 14.50 Ft x 8.08 Ft

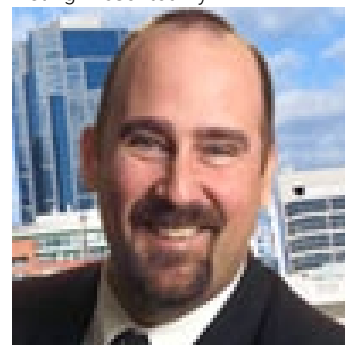
4pc Bathroom Measurements not available

Laundry room 8.08 Ft x 5.42 Ft

Primary Bedroom 16.83 Ft x 11.58 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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