

# \$617,777 - 491 Tekarra Drive Nw, Calgary

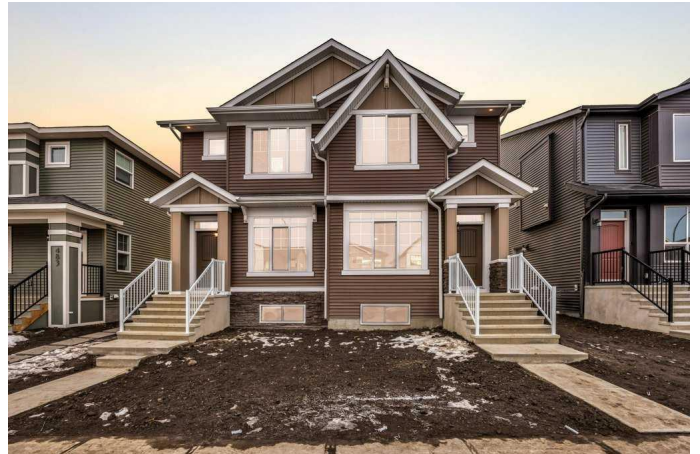
MLS® #A2200378

**\$617,777**

4 Bedroom, 4.00 Bathroom, 1,592 sqft  
Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Brand NEW HOME WITH ILLEGAL SUITE | Experience over 2,200 square feet of beautifully designed living space in the prestigious, award-winning Glacier Ridge community of NW Calgary! This stunning home offers 4 spacious bedrooms, 3.5 stylish bathrooms, and a thoughtfully designed open-concept floor plan. Enjoy soaring ceilings, recessed lighting, and an abundance of natural light that creates a warm and inviting atmosphere. The contemporary kitchen is a true showpiece, featuring sleek quartz countertops, FULLY UPGRADED stainless steel appliances, chic two-tone cabinetry, a modern backsplash, and a large walk-in pantry for ample storage. The bright living and dining areas provide the perfect space for entertaining or enjoying quality family time. Upstairs, you'll find the grand primary suite, complete with a walk-in closet and a spa-like ensuite. Two additional bedrooms, a well-appointed 4-piece bathroom, and a convenient upper-level laundry room add to the home's functional design. The FULLY DEVELOPED ILLEGAL SUITE is an ideal additional living space, featuring a spacious bedroom, a full kitchen, a 3-piece bathroom, a large, well-lit living area, and its separate laundry for added convenience. Outside, a rear double parking pad with paved alley access ensures plenty of parking options. This home offers excellent connectivity with easy access to Shaganappi Trail, Sarcee Trail, transit options, grocery stores, and essential



amenities. It's also within walking distance of the upcoming Village Centre, featuring tennis courts, walking paths, playgrounds, a spray park, an ice rink, and rentable event spaces. Complete with a full new home warranty, this property combines style, comfort, and convenience in one irresistible package. Don't miss this incredible opportunity—schedule your showing today!

Built in 2024

### Essential Information

MLS® #	A2200378
Price	\$617,777
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,592
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	491 Tekarra Drive Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R2G4

### Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Up To Grade

## Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 8th, 2025
Days on Market	28
Zoning	R-G
HOA Fees	420
HOA Fees Freq.	ANN

## Listing Details

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.