



THE
A-TEAM

**RE/MAX
FIRST**

251 AQUILA Way, Calgary T3R 1S6

MLS®#: **A2116404**

Area: **Glacier Ridge**

Listing Date: **03/20/24**

List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **+\$40k, 11-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **2,615 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,497**
Low Sqft:
Ttl Sqft: **1,497**

DOM

61
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction: **Concrete,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Breakfast Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`2" x 13`10"
Dining Room	Main	10`7" x 10`5"
2pc Bathroom	Main	5`9" x 4`11"
Balcony	Main	11`8" x 11`10"
Bonus Room	Second	11`4" x 7`11"
Laundry	Second	4`1" x 5`3"
Bedroom	Second	10`4" x 8`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`5" x 7`8"
Kitchen	Main	11`2" x 13`2"
Mud Room	Main	5`9" x 3`9"
Bedroom - Primary	Second	11`4" x 12`11"
Walk-In Closet	Second	7`10" x 3`0"
4pc Bathroom	Second	7`10" x 4`11"
Bedroom	Second	10`0" x 8`6"

4pc Ensuite bath Furnace/Utility Room	Second Lower	5`0" x 11`7" 8`1" x 6`11"	Other Legal/Tax/Financial	Lower	35`4" x 15`4"
<hr/>					
Title: Fee Simple	Zoning: R-G		Remarks		
Legal Desc:	2211721				
<hr/>					
Pub Rmks:	**BRAND NEW HOME IMMEDIATE POSSESSION 3-Bed 2.5-Bath 1,497.10 sq. ft. Upgraded Kitchen Modern Finishings New Home Warranty. Welcome to 251 Aquila way NW in the sought-after new community of Glacier Ridge! Crafted and curated to perfection by the design, this never-lived-in home is ready when you are. Enjoy 1,497.10sq. ft. of modern, OPEN CONCEPT living with 9-ft ceilings, luxury vinyl plank flooring on the main floor, and a gourmet kitchen that will take your breath away. The sun-lit kitchen features, QUARTZ countertops, stainless steel appliances, a chimney hood fan. Upstairs you'll find a spacious master bedroom, with a walk-in closet and soothing 4pc ensuite, 2 additional bedrooms, and a convenient UPPER FLOOR LAUNDRY.. When it comes to reputation and AFTER POSSESSION CARE, multiple award winner Trico Homes is truly a class unto itself. Enjoy 1,2,5, 10-year new home warranty for total PEACE OF MIND. All this in a thriving new community close to schools, endless retail, restaurants, and services on a lot just steps away from Glacier Ridge's new park and playground structure. This home will sell quickly, don't miss your opportunity! Schedule a private tour today. The location is simply superb, with an easy 10-minute stroll to an array of shops, restaurants, green spaces, and a playground. The majestic Rocky Mountains are less than an hour's drive away, allowing for endless exploration and adventure. Don't miss out on this exceptional opportunity to own your dream home. Contact me today to schedule a showing or reach out to your extraordinary realtor to secure your viewing promptly. Act swiftly, as this property won't remain available for long in this highly competitive market.				
Inclusions:	NONE				
Property Listed By:	RE/MAX iRealty Innovations				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













