



THE
A-TEAM

**RE/MAX
FIRST**

178 AQUILA Way, Calgary T3R 1Z8

MLS®#: **A2117956**

Area: **Glacier Ridge**

Listing Date: **03/26/24**

List Price: **\$928,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,422 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,618**

Low Sqft:

Ttl Sqft: **2,618**

DOM

54

Layout

Beds: **4 (4)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **See Remarks**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Natural Gas,See Remarks**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate,Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Office	Main	9`11" x 10`1"
3pc Bathroom	Main	9`10" x 5`0"
Kitchen	Main	9`10" x 8`1"
Bedroom	Second	8`11" x 11`10"
5pc Bathroom	Second	8`8" x 8`3"
Bedroom - Primary	Second	13`5" x 12`11"

Room	Level	Dimensions
Dining Room	Main	9`10" x 8`1"
Living Room	Main	14`2" x 22`3"
Bedroom	Second	9`10" x 9`10"
Bedroom	Second	8`8" x 11`0"
5pc Ensuite bath	Second	9`1" x 13`9"
4pc Bathroom	Third	9`1" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2211721

Remarks

Pub Rmks: **Beautiful two-story newly built home in the glacier ridge northwest community. It includes a double attached garage, 4 bedrooms +flex room, 3 full bathrooms. The main floor includes a bonus room with a full-bathroom. There is an open floor plan with a high ceiling, a dream kitchen, a fireplace, a quartz countertop island and loads of upgrades. The upper level has a laundry room, family room, 4 bedrooms, and a 4 piece bathroom. The master bedroom has a large 5 piece ensuite with a walk-in closet. The third level has a bonus room with a small deck and a 4piece bathroom. The basement is awaiting your design with a side door separate entry. This home is close to beacon hill shopping centre, easy access to Sarcee trail and Shaganappi trail and much more. Please come and show it before it's too late.**

Inclusions:
Property Listed By: **N/A
Heritage Elite Realty**

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











