



THE
A-TEAM

**RE/MAX
FIRST**

123 AQUILA Way, Calgary T3R1S6

MLS®#: **A2125663**

Area: **Glacier Ridge**

Listing Date: **04/25/24**

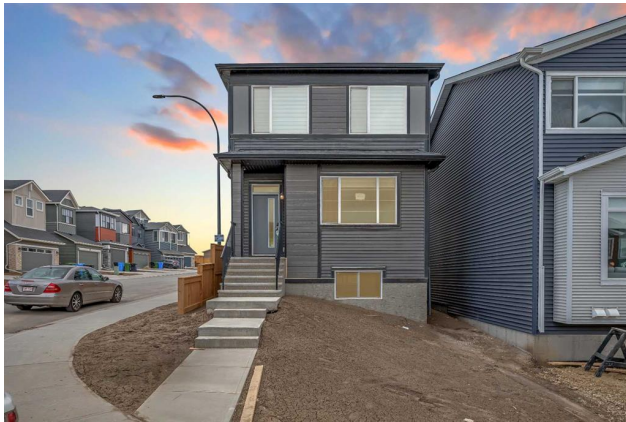
List Price: **\$699,900**

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: **3,035 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,844**

Low Sqft:

Ttl Sqft: **1,844**

DOM

24

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Corner Lot
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Concrete,Vinyl Siding

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified**

Int Feat: **Refrigerator,ENERGY STAR Qualified Washer,Microwave,Washer/Dryer**

Utilities: **Chandelier,High Ceilings,No Animal Home,No Smoking Home,Pantry,See Remarks,Walk-In Closet(s)**

Room Information

Room

2pc Bathroom

Dining Room

Kitchen

4pc Bathroom

Bedroom

Family Room

Level

Main

Main

Main

Upper

Upper

Upper

Dimensions

5`7" x 4`10"

13`1" x 10`4"

13`1" x 12`3"

5`0" x 9`1"

9`9" x 10`1"

13`10" x 14`0"

Room

Den

Foyer

Living Room

5pc Ensuite bath

Bedroom

Laundry

Level

Main

Main

Main

Upper

Upper

Upper

Dimensions

13`1" x 10`1"

6`0" x 17`4"

13`0" x 11`3"

9`11" x 9`6"

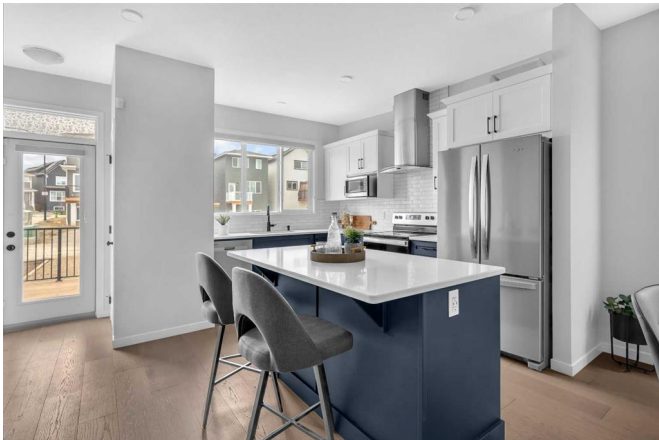
9`1" x 13`2"

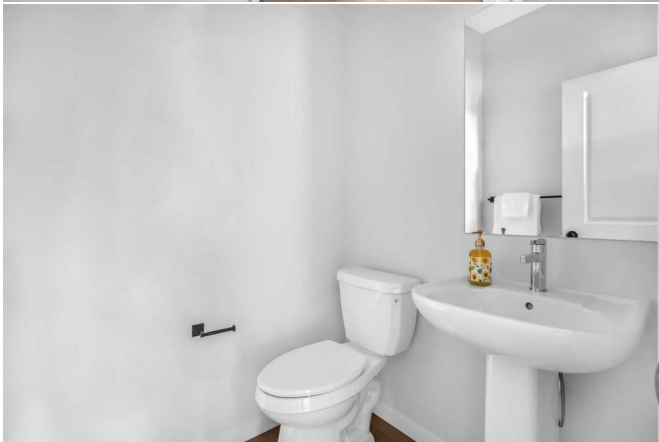
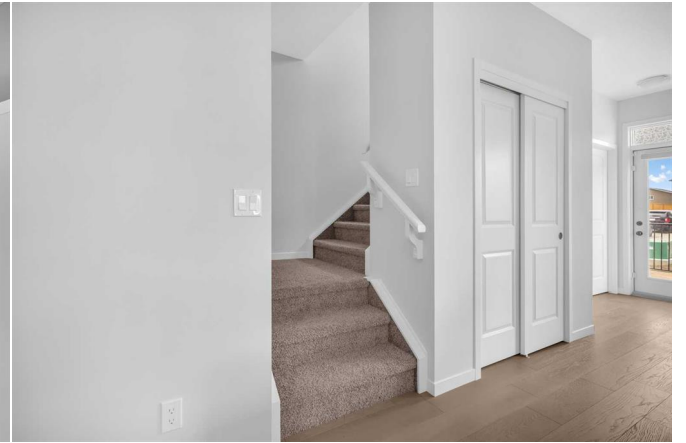
5`0" x 7`6"

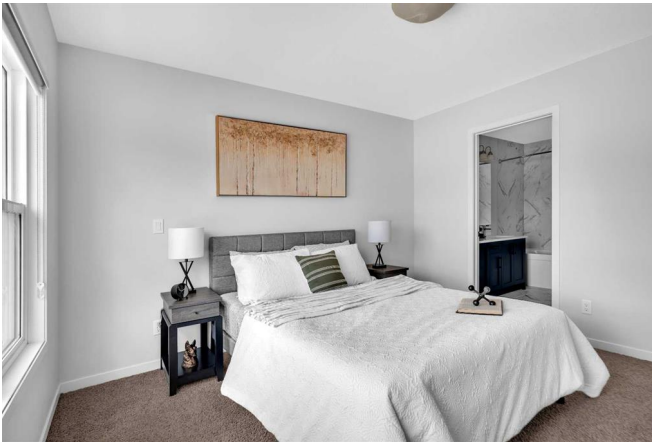
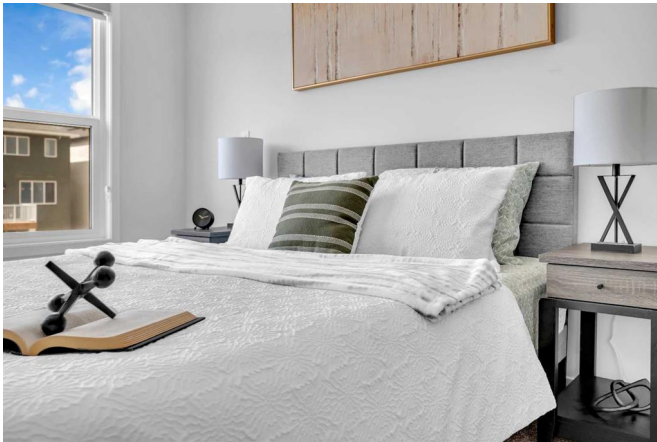
Bedroom - Primary	Upper	11`0" x 12`2"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-G	
Legal Desc:	2211721		Remarks
Pub Rmks:	Welcome to the fantastic and desirable community of Glacier Ridge. When You enter to this Beautiful Modern 1844 Sqft (3 bedrooms, Office on Main floor and 2.5 Washrooms) House you will find the bright and spacious living room. There are many planned retail stores, banks and restaurants that are steps away from this property. Also, mins away from the new planned Calgary C-train line. Upon entrance, you'll notice a nice size closet and a bright living space with large windows that are perfect for cozy gatherings with lots of natural light! 9 FOOT CEILINGS throughout the main level. The open concept kitchen offers fantastic upgrades such as beautiful Quartz countertops, upgraded kitchen cabinets, upgraded carpet underlay, Vinyl plank flooring, Stainless Steel appliances, an upgraded backsplash in the kitchen, timeless cabinetry, and a double sink. Portlights throughout the main level. You will find 3 bedrooms, BONUS ROOM and a laundry closet on the upper level. The primary suite is fit for a king or queen with a 4 pc Ensuite addition to a walk-in closet. Easy Access to local shopping for Walmart, Dollar Store, Bottle Depot, Major Banks, T & T, Clinics, Restaurants and many more.		
Inclusions:	All appliances		
Property Listed By:	RE/MAX iRealty Innovations		

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













123 Aquila Way NW, Calgary, AB

Main Floor Exterior Area 535.74 sq ft
Interior Area 525.79 sq ft



PREPARED: 2024/04/23

White regions are excluded from total floor area in CLSDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

123 Aquila Way NW, Calgary, AB

Upper Floor Exterior Area 545.34 sq ft
Interior Area 570.42 sq ft



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