



THE
A-TEAM

**RE/MAX
FIRST**

75 AQUILA Way, Calgary T3R 1Z9

MLS® #: **A2126249** Area: **Glacier Ridge** Listing Date: **04/25/24** List Price: **\$749,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**
Lot Information
Lot Sz Ar: **3,283 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,745**
Low Sqft:
Ttl Sqft: **1,745**

DOM

24
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Back Yard, Corner Lot**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance, Private Yard**

Construction: **Concrete, Vinyl Siding, Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Range, Washer/Dryer**
Int Feat: **Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`8" x 3`1"	Kitchen With Eating Area	Main	14`5" x 17`1"
Entrance	Main	3`11" x 3`2"	Pantry	Main	3`11" x 3`11"
Dinette	Main	11`11" x 9`9"	Living Room	Main	14`4" x 16`1"
2pc Bathroom	Main	4`10" x 6`1"	Storage	Main	10`9" x 3`10"
Entrance	Main	6`6" x 5`10"	Bedroom	Upper	8`11" x 9`1"
Bedroom	Upper	9`8" x 12`2"	Laundry	Upper	4`2" x 3`3"
Bonus Room	Upper	12`3" x 13`7"	4pc Bathroom	Upper	8`2" x 4`11"

Bedroom - Primary	Upper	11`11" x 13`9"	4pc Ensuite bath	Upper	10`0" x 6`7"
Walk-In Closet	Upper	6`7" x 5`6"	Bedroom	Basement	8`0" x 10`11"
Kitchen	Basement	10`0" x 8`3"	Bedroom	Basement	13`10" x 9`2"
Game Room	Basement	10`4" x 10`11"	4pc Bathroom	Basement	8`5" x 4`10"
Storage	Basement	13`2" x 3`4"	Furnace/Utility Room	Basement	15`11" x 7`0"
Legal/Tax/Financial					

Title: Zoning:
Fee Simple **R-G**
Legal Desc: **2211721**

Remarks

Pub Rmks: **Welcome to this charming detached house nestled on a generous corner lot, perfectly positioned to offer both space and convenience. Boasting a total of 3 bedrooms, generous bonus room and 2.5 baths, this home is designed to accommodate modern family living with style and comfort. Upon entering, you are greeted by a bright and inviting living space, accentuated by large windows that flood the rooms with natural light. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating an ideal environment for both daily living and entertaining. The well-appointed kitchen features sleek cabinetry, stainless steel appliances, and ample counter space, making meal preparation a breeze. Adjacent to the kitchen, the dining area offers a cozy spot for family meals or gatherings with friends. The upper level is home to the spacious master suite, complete with a private ensuite bath, providing a tranquil retreat at the end of the day. Two additional bedrooms and a full bath round out the upper level, offering plenty of space for family members or guests. One of the standout features of this property is the fully-finished 2-bedroom legal basement suite built by the builder. Currently rented for \$1400 + utilities, this suite not only provides a fantastic rental income opportunity but also adds flexibility to the living arrangements. Whether you choose to continue renting it out or use it as an in-law suite, home office, or guest accommodation, the possibilities are endless. Outside, the expansive corner lot offers plenty of outdoor space for gardening, play, or relaxation. The location of the house is truly unbeatable, with easy access to all the amenities you could desire. From shopping centers and restaurants to parks and schools, everything you need is just a stone's throw away. Additional features include a double car garage pad, ample parking space, and modern finishes throughout the home. With its prime location, versatile living spaces, and income-generating potential, this property presents a unique opportunity that is not to be missed. Schedule your private showing today and see all that this wonderful home has to offer!**

Inclusions: **x2 Fridge, x2 Stove, x2 Dishwasher, x2 Microwave, x2 Washer & Dryer**
Property Listed By: **Royal LePage Solutions**

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











