

259 AQUILA Way, Calgary T3R 1Z9

MLS®#: **A2152855** Area: **Glacier Ridge** Listing **07/31/24** List Price: **\$675,000**
 Status: **Active** County: **Calgary** Change: **-\$24k, 23-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,616 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,372**
 Low Sqft:
 Ttl Sqft: **1,372**

DOM

49
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Interior Lot,Rectangular Lot**
 Park Feat: **220 Volt Wiring,Asphalt,Double Garage Detached,Electric Gate,Garage Door Opener,In Garage Electric Vehicle Charging Station(s)**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Private Entrance**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Range,Gas Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Smart Home,Sump Pump(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Upper	11`6" x 11`5"	Bedroom	Upper	10`5" x 8`3"
Bedroom	Upper	9`11" x 8`3"	4pc Ensuite bath	Upper	7`2" x 7`7"
3pc Bathroom	Upper	4`11" x 7`8"	Laundry	Upper	7`4" x 5`3"
Walk-In Closet	Upper	4`6" x 5`1"	Kitchen	Main	13`0" x 14`2"
Living Room	Main	15`3" x 12`6"	Dining Room	Main	11`10" x 11`3"
2pc Bathroom	Main	5`0" x 4`11"	Entrance	Main	8`7" x 8`11"

Balcony
3pc Bathroom
Furnace/Utility Room

Main
Basement
Basement

10`3" x 9`3"
6`0" x 7`7"
12`7" x 7`8"

Kitchenette
Game Room

Basement
Basement

7`0" x 7`5"
15`3" x 15`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211721

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this bright and modern home, perfect for investors or first-time home buyers, offering over 1800 sq ft of livable space and a 10-year new home warranty valid until 2033. . As you step into the main floor, you will be greeted by abundant natural light and impressive 9' high ceilings. The contemporary day/night blinds provide flexibility to control the amount of light entering the home. The stylish kitchen is a chef's delight, featuring full-height cabinets for ample storage, a spacious island ideal for meal prep and baking, and a gas stove for efficient cooking. Additional highlights include built-in microwaves and a French door fridge with an ice maker. The tiled backsplash ensures easy cleanup after meals. Upstairs, you will find three generously-sized bedrooms and a convenient laundry room equipped with high-quality washer and dryer. The primary bedroom boasts a walk-in closet and a luxurious four-piece ensuite bathroom. The walkout basement offers a full bathroom and a wet bar, providing potential for extra income through short or long-term rentals. It's also an excellent space for elderly family members, eliminating the need for stairs, or it can easily be converted into a gym or home office. This home is conveniently located near top-notch shopping centers such as T&T Asian Market, Costco, Walmart, Co-op, Canadian Tire, Home Depot, H-Mart, and Winners. Just a 5-minute drive to the 201 Stoney Trail Highway, it is situated on a quiet and safe cul-de-sac.

Inclusions:
Property Listed By:

N/A
eXp Realty

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