



THE
A-TEAM

**RE/MAX
FIRST**

230 AQUILA Drive, Calgary T3R 1S6

MLS®#: **A2158212** Area: **Glacier Ridge** Listing Date: **08/15/24** List Price: **\$599,888**
 Status: **Active** County: **Calgary** Change: **-\$20k, 08-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,400 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Carport,Off Street,RV Access/Parking**

Finished Floor Area
 Abv Sqft: **1,474**
 Low Sqft:
 Ttl Sqft: **1,474**

DOM

35
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Cooktop,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`9" x 5`0"	Dining Room	Main	9`11" x 10`11"
Kitchen With Eating Area	Main	12`0" x 12`11"	Pantry	Main	2`1" x 3`1"
Living Room	Main	14`1" x 11`0"	Mud Room	Main	4`7" x 15`11"
2pc Bathroom	Main	5`4" x 4`6"	Bedroom - Primary	Second	12`0" x 12`0"
Walk-In Closet	Second	3`6" x 10`4"	4pc Ensuite bath	Second	7`11" x 8`8"
Laundry	Second	3`6" x 7`11"	Bedroom	Second	7`8" x 13`6"
4pc Ensuite bath	Second	10`7" x 4`11"	Bedroom	Second	10`5" x 10`7"

