

## 230 AQUILA Drive, Calgary T3R 1S6

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



General Information				DOM	
Prop Type:	Residential			35	
Sub Type:	Semi Detached	(Half		Layout	
	Duplex)	Finished Floor Ar	ea	Beds:	3 (3 )
City/Town:	Calgary	Abv Sqft:	1,474	Baths:	2.5 (2 1)
Year Built:	2023	Low Sqft:		Style:	2 Storey,Side by Side
Lot Information		Ttl Sqft:	1,474		
Lot Sz Ar: Lot Shape:	2,400 sqft			<u>Parking</u> Ttl Park: Garage Sz:	4
Access: Lot Feat: Park Feat:	Back Lane,Back Carport,Off Stre	Yard eet,RV Access/Parking	1		

Utilities and Features

	sphalt Shingle orced Air			Construction:	Construction: Concrete,Vinyl Siding,Wood Frame Flooring: Carpet,Laminate,Linoleum					
Sewer:										
	alcony,BBQ ga	s line		5						
				Water Source:						
				Fnd/Bsmt:						
				Poured Concrete	Poured Concrete					
Kitchen Appl:		Dishwasher,Electric Cooktop,Washer/Dryer,Window Coverings								
Int Feat: Utilities:		No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)								
			R	oom Information						
Room		Level	<u>Dimensions</u>	<u>Room</u>	Level	<u>Dimensions</u>				
Entrance		Main	6`9" x 5`0"	Dining Room	Main	9`11" x 10`11"				
<b>Kitchen With Eatin</b>	ng 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"	10`7" x 4`11" Bedroom		10`5" x 10`7"				

Legal/Tax/Financial					
Title:	Zoning:				
Fee Simple	R-Gm				
Legal Desc:	2211182				
	Remarks				
Pub Rmks:	Walkout, ready for legal suite (subject to city approval) semi-detached home with separate entrance to basement, framing and pluming is done in the basement. Exquisite & beautiful! ready to move in 2 story walk-out in the desirable Northwest community of Glacier ridge. This upcoming community offers parks, walking & bike paths, Easy access to Shaganappi Trail, Stoney Trail, nearby shopping centers like Costco, T & T Supermarket, and all other amenities. Don't miss out on this opportunity to own your new home! This Stunning home features exceptional craftsmanship & design throughout, 9" ceilings, open floor plan. Luxury vinyl plank flooring throughout the bottom, lots of windows, large dining area & deck off the mud room. Gourmet kitchen with beautiful quartz center island, Sleek stainless- steel appliances including built-in microwave, pantry & quartz counters throughout. The upper level layout is sure to impress and comes equipped with a master retreat with walk-in closet, full ensuite bathroom, 2 additional bedrooms, Jack and Jil full bathroom, upper level laundry room. The basement is Walk-out to grade & perfect for second suite or mother-in -law suite (subject to city approval) framing and plumbing is done. Large back yard, with double gravel parking pad, great curb appeal, new home warranty program & so much more. Don't miss out on this opportunity to own this Home				
Inclusions: Property Listed By:	N/A RE/MAX Real Estate (Mountain View)				

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