

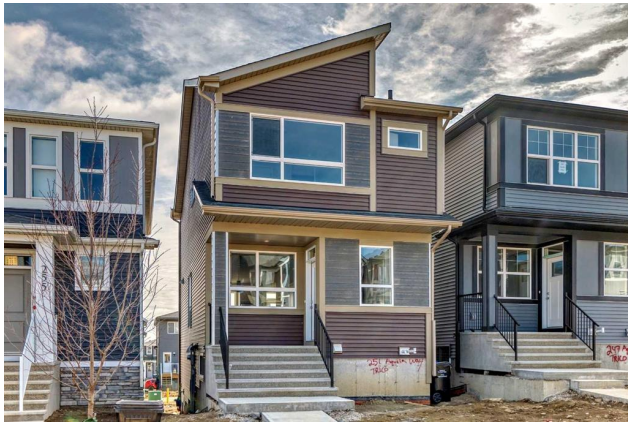


THE A-TEAM

RE/MAX FIRST

251 AQUILA Way, Calgary T3R 1S6

MLS#: A2162626 Area: Glacier Ridge Listing Date: 09/04/24 List Price: \$698,888
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2023
Finished Floor Area: 1,497
Lot Sz Ar: 2,615 sqft
Ttl Sqft: 1,497

Access:
Lot Feat: Back Lane
Park Feat: Off Street, Parking Pad

DOM: 150
Layout:
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey
Parking:
Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Lighting
Construction: Concrete, Vinyl Siding
Flooring: Carpet, Ceramic Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Int Feat: Breakfast Bar
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, 2pc Bathroom, Balcony, Bonus Room, Laundry, Bedroom with their respective levels and dimensions.

4pc Ensuite bath
Furnace/Utility Room

Second
Lower

5`0" x 11`7"
8`1" x 6`11"

Other

Lower

35`4" x 15`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2211721

Remarks

Pub Rmks:

****BRAND NEW HOME | IMMEDIATE POSSESSION | 3-Bed | 2.5-Bath | 1,497.10 sq. ft. | Upgraded Kitchen | Modern Finishings | New Home Warranty. Welcome to 251 Aquila way NW in the sought-after new community of Glacier Ridge! Crafted and curated to perfection by the design, this never-lived-in home is ready when you are. Enjoy 1,497.10sq. ft. of modern, OPEN CONCEPT living with 9-ft ceilings, luxury vinyl plank flooring on the main floor, and a gourmet kitchen that will take your breath away. The sun-lit kitchen features, QUARTZ countertops, stainless steel appliances, a chimney hood fan. Upstairs you'll find a spacious master bedroom, with a walk-in closet and soothing 4pc ensuite, 2 additional bedrooms, and a convenient UPPER FLOOR LAUNDRY.. When it comes to reputation and AFTER POSSESSION CARE, multiple award winner Trico Homes is truly a class unto itself. Enjoy 1,2,5, 10-year new home warranty for total PEACE OF MIND. All this in a thriving new community close to schools, endless retail, restaurants, and services on a lot just steps away from Glacier Ridge's new park and playground structure. This home will sell quickly, don't miss your opportunity! Schedule a private tour today. The location is simply superb, with an easy 10-minute stroll to an array of shops, restaurants, green spaces, and a playground. The majestic Rocky Mountains are less than an hour's drive away, allowing for endless exploration and adventure. Don't miss out on this exceptional opportunity to own your dream home. Contact me today to schedule a showing or reach out to your extraordinary realtor to secure your viewing promptly. Act swiftly, as this property won't remain available for long in this highly competitive market.**

Inclusions:
Property Listed By:

NONE
RE/MAX iRealty Innovations

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



