

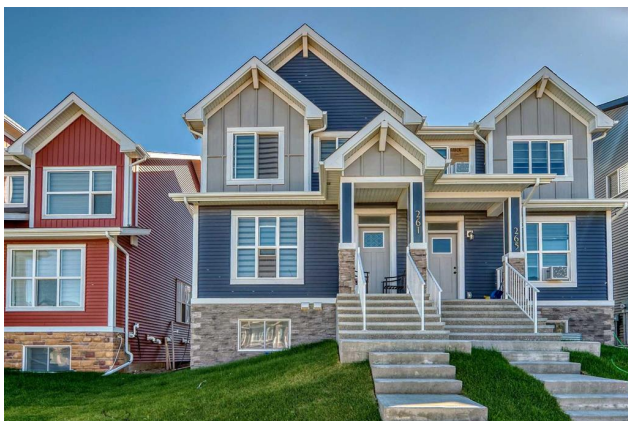


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**261 AQUILA Drive, Calgary T3R 1Z1**

MLS®#: **A2162652**      Area: **Glacier Ridge**      Listing Date: **09/06/24**      List Price: **\$679,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **2,680 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Other**  
 Park Feat: **Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,657**  
 Low Sqft:  
 Ttl Sqft: **1,657**

DOM

**12**  
Layout  
 Beds: **5 (3 2)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer,Washer/Dryer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance**  
 Utilities:

Room Information

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

4pc Bathroom  
Dining Room  
4pc Bathroom

Second  
Suite  
Suite

4`11" x 9`2"  
11`0" x 10`0"  
8`5" x 4`11"

Bedroom  
Kitchen  
Bedroom

Suite  
Suite  
Suite

9`10" x 8`11"  
7`0" x 10`7"  
11`5" x 9`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

2211182

Zoning:  
**R-Gm**

Remarks

Pub Rmks:

**Live up and rent down. Calling all first time buyers and investors. Welcome Home! Why pay rent when you can own. This lovely home is awaiting for the new owners. The moment you enter into this beautiful home you will definitely be impressed! Pride of ownership is visible in every corner. Welcome to this well kept home with 3+2 bedrooms, 3.5 washrooms in the heart of super popular Glacieridge community. Main floor is blessed with a living, open concept spacious kitchen with upgraded island plus all modern finishings. The upper floor goes well with the flow...blessed with three good sized bedrooms and spacious laundry. Master bedrooms has five piece en-suite and walk in closet. Main/upper floor washrooms complements well with the rest. Basement is fully finished with two bedrooms Legal Suite (built by the builder) with separate entrance and laundry. The backyard is left unspoiled for your creative ideas. Close to all amenities, shopping and all major road connections. The convenient location of Glacieridge is one of the many things that make it a great choice for homebuyers who are interested in finding a welcoming community that is family oriented, peaceful, and convenient to everything you may need for your families daily life. A wonderful place to call home. Please call your favorite Realtor before its gone. You won't be disappointed.**

Inclusions:  
Property Listed By:

N/A  
**Century 21 Argos Realty**

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





