



THE
A-TEAM

**RE/MAX
FIRST**

274 AQUILA Drive, Calgary T3R 1S6

MLS®#: **A2164996** Area: **Glacier Ridge** Listing Date: **09/11/24** List Price: **\$595,000**
 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: **2,400 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot,Sloped Down**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,576**
 Low Sqft:
 Ttl Sqft: **1,576**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 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: **Vinyl**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"	Dining Room	Main	12`11" x 12`11"
Kitchen	Main	11`11" x 15`0"	Living Room	Main	11`4" x 19`5"
3pc Bathroom	Second	5`4" x 8`10"	4pc Bathroom	Second	8`0" x 4`11"
Bedroom	Second	9`10" x 13`8"	Bedroom	Second	8`5" x 9`9"
Bedroom - Primary	Second	10`2" x 12`11"	Laundry	Second	8`0" x 6`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211182

Zoning:
R-Gm

Remarks

Pub Rmks: **Welcome to this STUNNING semi-detached home in the heart of Glacier Ridge! This spacious residence features 3 bedrooms, 2.5 baths, and a walk-out undeveloped basement ready for your customization. The home boasts exceptional craftsmanship and design, including beautiful luxury vinyl plank flooring throughout the main living areas. The gourmet kitchen is a standout, featuring a gorgeous quartz center island, sleek stainless-steel appliances, a built-in microwave, and a spacious pantry. The open floor plan and 9-foot ceilings enhance the home's airy feel, complemented by large windows and a generous dining area. Upstairs, you'll find a master retreat with a walk-in closet and a full ensuite bathroom, along with two additional bedrooms and a convenient upper-level laundry room. The vibrant community offers parks, walking and bike paths, and easy access to Shaganappi Trail and Stoney Trail. Nearby shopping centers, including Costco and T&T Supermarket, provide all the amenities you need. Don't miss this opportunity to own your new home—schedule a viewing today!**

Inclusions: **None**
Property Listed By: **Real Broker**

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







