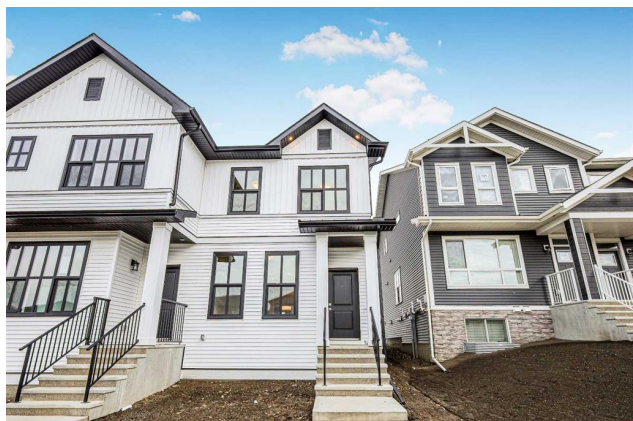




**127 AQUILA Drive, Calgary T3R 2C4**

MLS®#: **A2165549** Area: **Glacier Ridge** Listing Date: **09/13/24** List Price: **\$609,900**  
 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: **2024**  
Lot Information  
 Lot Sz Ar: **2,346 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Parking Pad**

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

DOM

**6**  
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,See Remarks,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Hardwood**  
 Sewer: Ext Feat: **Other** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 11`1"</b>
<b>Family Room</b>	<b>Main</b>	<b>13`1" x 11`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`7" x 11`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`11" x 9`5"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`6" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>12`0" x 4`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 7`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`5" x 7`7"</b>	<b>Laundry</b>	<b>Upper</b>	<b>7`7" x 5`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`1" x 10`7"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311588**

Zoning:  
**R-Gm**

Remarks

Pub Rmks: **Welcome to this beautifully crafted 2024 home that perfectly blends modern sophistication with everyday functionality. This spacious residence features 3 bedrooms, 2.5 bathrooms, and an open floor plan designed to maximize natural light and create an inviting atmosphere. The main floor includes a convenient office space, ideal for remote work or study. The kitchen is a culinary enthusiast's dream, showcasing a large island, stunning quartz countertops, recessed lighting, and a spacious pantry, all flowing seamlessly into the dining and living areas—perfect for entertaining. Upstairs, you'll find three well-appointed bedrooms. The luxurious primary bedroom features a double vanity in the ensuite bathroom and a spacious walk-in closet. Two additional bedrooms provide comfort and easy access to a shared bathroom. The unfinished basement offers fantastic potential, with rough-in plumbing for a legal suite, allowing for additional living space or rental opportunities. Step outside to a concrete deck that extends your living space, perfect for relaxing evenings. This brand-new home combines modern aesthetics with practical features, making it the ideal place to call home. Schedule a showing today!**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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

