



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**263 AQUILA Way, Calgary T3R 1S6**

MLS®#: **A2167247**      Area: **Glacier Ridge**      Listing Date: **09/19/24**      List Price: **\$799,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **1,593**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **2,802 sqft**      Ttl Sqft: **1,593**  
 Lot Shape:

DOM

**63**  
Layout  
 Beds: **6 (5 1 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Street Lighting**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Granite Counters,Kitchen Island,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`3" x 5`7"	Living Room	Main	12`7" x 12`10"
Dining Room	Main	12`11" x 7`10"	Kitchen	Main	11`6" x 10`9"
Bedroom	Main	9`2" x 8`5"	3pc Ensuite bath	Main	4`11" x 7`11"
Mud Room	Main	5`3" x 4`3"	Bedroom	Second	9`5" x 8`3"
Laundry	Second	4`3" x 3`9"	Bedroom	Second	9`6" x 8`3"
4pc Bathroom	Second	7`10" x 4`11"	Bedroom	Second	7`11" x 8`8"
Bedroom - Primary	Second	11`0" x 11`7"	3pc Ensuite bath	Second	10`5" x 5`1"

Walk-In Closet  
Kitchen  
Bedroom

Second  
Basement  
Basement

5`0" x 4`11"  
8`4" x 14`4"  
9`11" x 7`11"

Dining Room  
4pc Bathroom

Basement  
Basement

8`5" x 11`1"  
7`8" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

2211721

Zoning:  
**R-G Residential**

Remarks

Pub Rmks:

**Property: Glacier Ridge Lane, Nixon II Model Fully Upgrades: Features include: - A main floor bedroom with an ensuite 3-piece bathroom - Central air conditioning - Custom-ti. Welcome to this charming detached house nestled on a generous corner lot, perfectly positioned to offer both space and convenience. Boasting 6 bedrooms, this home is designed to accommodate modern family living with style and comfort. The interior features 9ft ceilings that create a spacious and airy atmosphere. Luxury Vinyl Plank (LVP) flooring ensures durability and elegance throughout the entire home, while sophisticated staircase railings, enhance the living area's warmth and elegance. Oversized windows allow abundant natural light to flow through, creating a bright and inviting space. Upon entering, you are greeted by a bright and inviting living space, accentuated by large windows that flood the rooms with natural light. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating an ideal environment for daily living and entertaining. The well-appointed kitchen features sleek cabinetry, stainless steel appliances, and ample counter space, making meal preparation a breeze. Adjacent to the kitchen, the dining area offers a cozy spot for family meals or gatherings with friends Upstairs you'll find a spacious master bedroom with huge windows, a walk-in closet, and an upgraded 4pc ensuite with window. 3 additional bedrooms with a common washroom, and a convenient UPPER FLOOR LAUNDRY. The legal basement suite with a side entrance offers additional living space and functionality. It includes a fully equipped kitchen for added convenience, a rec room ideal for entertainment and relaxation, one bedroom and a washroom that are comfortable and fully equipped for basement occupants, a utility room dedicated to utilities and storage, and stacked laundry. Enjoy 1,2,5,10 year new home warranty for total PEACE OF MIND Additional features include a double-car garage, ample parking space, and modern finishes throughout the home. With its prime location, versatile living spaces, and income-generating potential, The location is very convenient, with easy access to major roads such as Stoney Trail, Sarcee Trail, and Shaganappi Trail. 10 minutes away from shops like Walmart, Dollar Store, Bottle Depot, Major Banks, T&T, Clinics, restaurants, green spaces, and a playground are nearby. this property presents a unique opportunity that is not to be missed. Schedule your private showing today and see all that this wonderful home has to offer!**

Inclusions:  
Property Listed By:

**none**  
**URBAN-REALTY.ca**

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





















