



THE
A-TEAM

**RE/MAX
FIRST**

146 AQUILA Way, Calgary T3R 1Z7

MLS®#: **A2167346** Area: **Glacier Ridge** Listing **09/19/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 28-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,175 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,302**
 Low Sqft:
 Ttl Sqft: **2,302**

DOM

40
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Ext Feat: **None** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Primary Downstairs,Quartz Counters,See Remarks,Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`9" x 5`2"	Bedroom	Main	10`11" x 7`11"
Dining Room	Main	11`11" x 8`6"	Kitchen	Main	11`1" x 17`4"
Living Room	Main	13`10" x 10`10"	4pc Bathroom	Upper	6`5" x 8`5"
5pc Ensuite bath	Upper	10`6" x 13`1"	Bedroom	Upper	11`7" x 15`3"
Bedroom	Upper	11`8" x 10`8"	Bedroom	Upper	10`11" x 13`7"
Bonus Room	Upper	14`8" x 12`0"	Laundry	Upper	8`4" x 6`0"
Bedroom - Primary	Upper	11`11" x 13`5"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2211721

Remarks

Pub Rmks: **Huge Price Reduction..!! Welcome to your fully upgraded custom dream home in the sought-after community of Glacier Ridge, featuring 5 spacious bedrooms and 3 luxurious full bathrooms. As you enter, you'll be captivated by the modern upgrades and thoughtfully designed floor plan crafted by professionals. The main floor boasts a generous full-size bedroom and a stylish 3-piece bathroom with a tiled shower and modern fixtures, along with an oversized kitchen equipped with executive appliances, including a wall oven, gas cooktop, built-in microwave, and a stunning hood fan. The large island is perfect for entertaining, complemented by two-tone cabinets and showcase cabinetry with a pantry. The living room features a full-height tiled electric fireplace, while the dining room opens through an 8-foot patio door to a Landscaped south-facing backyard. Upstairs, you'll find 4 additional bedrooms and a bonus room, including three uniquely oversized bedrooms for kids or guests. The master suite, overlooking the backyard, includes a lavish 5-piece ensuite with a fully tiled shower, dual vanity sinks, a soaking tub, a water closet, and a walk-in closet. Additional highlights include oversized windows throughout, a separate basement entry, and an unfinished basement with two strategically placed windows ideal for future development. Glacier Ridge is a once-in-a-lifetime community in NW Calgary, developed by the esteemed Anthem and Ronmor, encompassing 832 acres and set to house 6,000 homes. Enjoy proximity to downtown Calgary (just 25 minutes away), extensive 10 km trails, and multiple school sites, including 4 elementary and 1 high school, with the future Glacier HOA (Glacier Ridge Village) adding even more value. This home offers more than words can convey — call today to schedule your showing and experience the 3D tour**

Inclusions: **NA**
Property Listed By: **Royal LePage Solutions**

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











