



THE
A-TEAM

**RE/MAX
FIRST**

158 AQUILA Way, Calgary T3R 1Y5

MLS®#: **A2168587**

Area: **Glacier Ridge**

Listing Date: **09/25/24**

List Price: **\$849,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**
Lot Information
Lot Sz Ar: **3,293 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,301**
Low Sqft:
Ttl Sqft: **2,301**

DOM

56
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard, No Neighbours Behind**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central, Fireplace(s), See Remarks**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Concrete, Stone, Vinyl Siding**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range, Built-In Gas Range, Built-In Oven, Dishwasher, Electric Cooktop, ENERGY STAR Qualified Appliances, Garage Control(s), Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`7" x 9`5"	Den	Main	9`3" x 9`11"
Mud Room	Main	6`1" x 7`8"	3pc Bathroom	Main	5`0" x 9`7"
Living Room	Main	15`7" x 13`8"	Dining Room	Main	12`5" x 9`10"
Kitchen	Main	12`9" x 11`9"	Spice Kitchen	Main	7`3" x 5`11"
Pantry	Main	5`11" x 2`11"	Bedroom	Second	9`1" x 12`7"
Bedroom	Second	12`4" x 9`6"	4pc Bathroom	Second	8`4" x 4`11"

Laundry
Bonus Room
5pc Ensuite bath

Second
Second
Second

8`5" x 5`9"
12`1" x 15`2"
10`5" x 10`3"

Bedroom
Walk-In Closet
Bedroom - Primary

Second
Second
Second

10`1" x 10`2"
5`1" x 10`5"
12`11" x 13`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211721

Zoning:
R-G

Remarks

Pub Rmks:

Newer built Home in Glacier Ridge NW | 2 Story | 2301 SQFT | 4-Bedrooms+Flex room on the main-floor | 3Full-Bathrooms | Open Floor Plan | High Ceilings | Dream Kitchen | Spice Kitchen | Loaded with upgrades | Upper Level Family Room | Upper Level Laundry | Spacious Yard & Much More | This Extraordinary opportunity to own this newly built home in the new modern community of Glacier Ridge, with conveniently quick access to Sarcee Trail and Shaganappi Trail, Beacon Hill shopping center. This 2 storey home offers a noteworthy floor plan with extensive upgrades. The main floor features 9' ceilings, a full Flex room/Den/Office with a full bathroom, an open concept kitchen with floor to ceiling cabinetry with a Grand kitchen Island, Quartz countertops through out the home, Upgraded stainless steel appliances, Spice Kitchen & a pantry, a spacious living room with a Fire place & Dining over looking the south facing yard and a Side Entry that leads you to the unspoiled 9' ceiling basement awaiting your design! Second floor boasts to Bonus room, Master bedroom with a large 5 pc ensuite & a Walk-in closet, 3 Additional bedrooms with an additional 4pc bathroom, laundry room. Book a showing today to view this lovely home to get the full experience of all it has to offer.

Inclusions:
Property Listed By:

**Built-In Oven, Dishwasher, Electric Cooktop, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, garage door opener(s)
Century 21 Bravo Realty**

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













