



THE A-TEAM

RE/MAX FIRST

115 AQUILA Drive, Calgary T3R 2C4

MLS®#: A2169007 Area: Glacier Ridge Listing Date: 09/28/24 List Price: \$589,999
Status: Pending 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: Back Lane, Back Yard
Park Feat: Alley Access, On Street, Parking Pad

DOM

24
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
Heating: Forced Air
Sewer:
Ext Feat: Lighting, Rain Gutters
Construction: Stone, Vinyl Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Int Feat: No Animal Home, No Smoking Home
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Kitchen, 3pc Ensuite bath, Bedroom, and Dining Room with their respective levels and dimensions.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

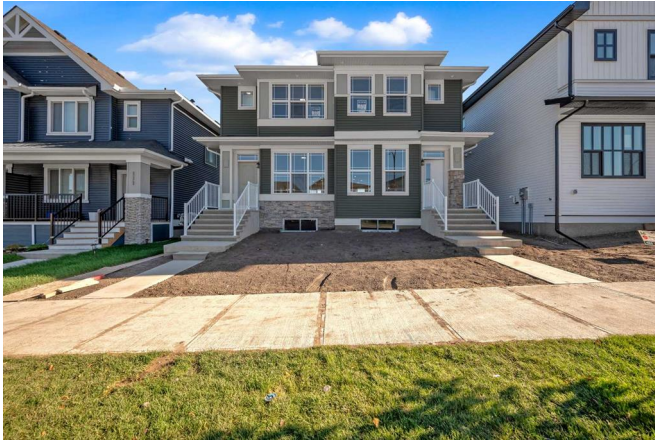
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Remarks

Pub Rmks: ***OPEN HOUSE SATURDAY OCT 5TH 12:00PM TO 3:00 PM AND SUNDAY OCT 6TH 1:00 PM TO 3:00 PM* Brand New Home | Walking Distance to Amenities | 2024 Build | 3- Bedrooms| 2.5 Bathrooms | Quartz Countertops| Stainless Steel Appliances | Dual Tone Kitchen Cabinets | Open Floor Plan | High Ceilings | Ample Natural Light | Recessed Lighting | Upper Level Laundry | Rear Parking | Paved Alley Access. Step into the future of luxurious living with this stunning, newly-built duplex in the thriving Glacier Ridge community! Completed in 2024, this exquisite home features 3 spacious bedrooms, 2.5 elegant bathrooms. Be captivated by the modern design and open floor plan from the moment you enter. The sun-drenched living room, with its ample natural light, sets the stage for memorable gatherings. Host dinner parties in the expansive dining area, perfect for large family meals. The state-of-the-art kitchen is a chef's dream, featuring sleek quartz countertops, stainless steel appliances, chic two-tone cabinets, and a stylish white backsplash. A convenient pantry ensures you'll never run out of storage space. The adjacent mudroom with closet storage provides easy access to the backyard. Ascend to the upper level to discover a sanctuary of comfort. The grand primary bedroom offers a walk-in closet and a luxurious 3-piece ensuite with a walk-in shower. Two additional bedrooms provide ample space for family or guests, sharing a well-appointed 4-piece bathroom. For ultimate convenience, the upper-level laundry is perfectly situated near the bedrooms. The basement, prepped with a side entrance and rough-in plumbing, is ready for your customization. It offers excellent potential as a mortgage helper by allowing you to create a secondary suite for extra living space. A secondary suite would be subject to approval and permitting by the city/municipality. Parking is a breeze with a rear double parking pad and additional street parking, plus a paved alley at the back. Enjoy the convenience of being within walking distance to Shaganappi Trail, bus stops, Shoppers Drug Mart, and Calgary Co-op. With excellent transit access and a wealth of nearby amenities, renting the basement will be highly attractive to prospective tenants. Buyers will have peace of mind as the House has full new home warranty. The Village Center at Glacier Ridge is thoughtfully designed with a variety of outdoor amenities such as a pump track, skating ribbon, walking paths, basketball courts, an all-ages playground, a spray park, a tennis court, an ice rink, patio spaces, a firepit, and a toboggan hill. Indoors, residents will enjoy a gymnasium, rentable rooms for programs and activities, private event spaces, banquet areas, and comfortable seating and gathering spots. Don't miss this opportunity to own a piece of modern paradise. Schedule your showing today and make this breathtaking home yours!**

Inclusions: none
Property Listed By: CIR Realty

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

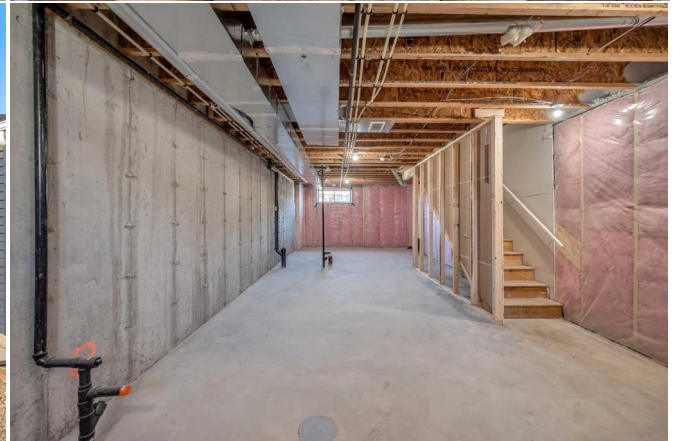
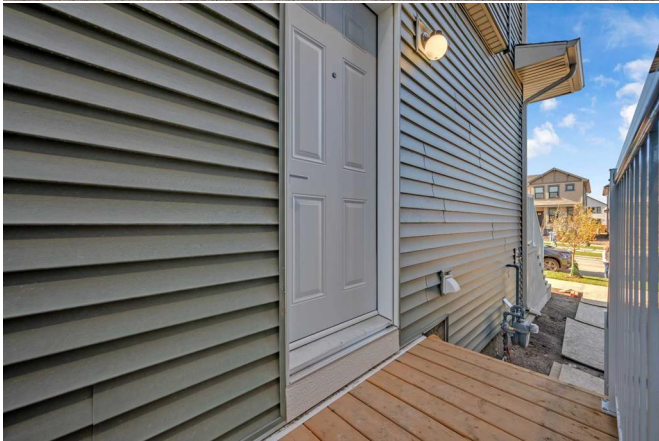






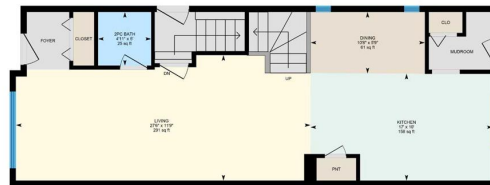






115 Aquila Dr NW, Calgary, AB

Main Floor Exterior Area 170.76 sq ft
Interior Area 683.20 sq ft



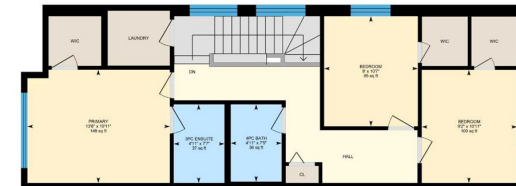
PREPARED: 2024/09/23



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

115 Aquila Dr NW, Calgary, AB

Upper Floor Exterior Area 100.72 sq ft
Interior Area 146.02 sq ft
Excluded Area 0.72 sq ft



PREPARED: 2024/09/23



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