

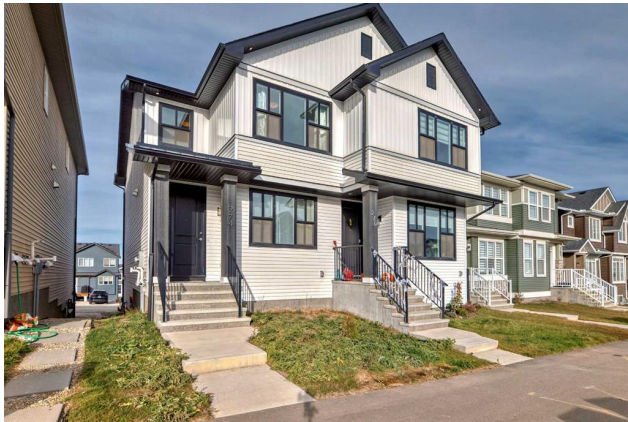


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**274 AQUILA Drive, Calgary T3R 1Z1**

MLS®#: **A2176455** Area: **Glacier Ridge** Listing **10/30/24** List Price: **\$579,999**  
 Status: **Active** County: **Calgary** Change: **-\$100k, 02-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **2,400 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Other**  
 Park Feat: **Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,581**  
 Low Sqft:  
 Ttl Sqft: **1,581**

DOM

**21**  
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: **Balcony, BBQ gas line, Other, Private Entrance, Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings**  
 Int Feat: **Granite Counters, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Sump Pump(s), Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`5" x 19`6"	Kitchen	Main	11`5" x 15`0"
Pantry	Main	2`7" x 3`8"	Dining Room	Main	11`11" x 13`0"
Mud Room	Main	3`7" x 3`1"	Balcony	Main	16`3" x 7`7"
Other	Main	4`11" x 3`10"	Entrance	Main	6`0" x 5`2"
2pc Bathroom	Main	4`11" x 4`11"	Library	Upper	8`0" x 6`2"
4pc Bathroom	Upper	7`11" x 4`11"	Walk-In Closet	Upper	3`6" x 4`9"
Bedroom	Upper	9`10" x 8`8"	Walk-In Closet	Upper	3`6" x 4`8"

**Bedroom**  
**3pc Ensuite bath**  
**Family Room**  
**Game Room**

**Upper**  
**Upper**  
**Basement**  
**Basement**

**8`6" x 9`9"**  
**5`4" x 8`10"**  
**15`3" x 10`10"**  
**11`6" x 14`4"**

**Bedroom - Primary**  
**Walk-In Closet**  
**Furnace/Utility Room**

**Upper**  
**Upper**  
**Basement**

**10`2" x 12`11"**  
**5`5" x 5`10"**  
**15`5" x 20`3"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2211182**

Zoning:  
**R-Gm**

Remarks

Pub Rmks:

**Welcome to this new semi-detached home built by Cedarglen Homes with a walk out basement and a deck. This is an Ideal purchase for a first-time home buyer or a perfect opportunity for any investor looking to build their portfolio and generate solid income. The front entrance leads through to the open and bright main floor plan with a kitchen ideal for those big parties. The main floor has a luxury vinyl plank flooring flowing effortlessly from the front foyer, large living room area and to the spacious gourmet kitchen with stainless steel appliance package, quartz counters, custom tile backsplash and custom cabinetry. Large pantry space and 2-piece powder room, and a mudroom area providing access to the balcony with a BBQ gas line. The upper level has been completed with 3 bedrooms including the master suite with a large walk-in closet and 3-piece ensuite complete with custom tile flooring, quartz counter, custom cabinetry and oversized shower plus a private laundry area and 4-piece main bath with high quality finishing's and tub shower. 2 additional bedrooms with walk in closet complete this floor. No expense was spared in the luxurious upgrades including upgraded flooring throughout, knockdown ceilings, fixtures, lighting, electrical and all appliances. The unfinished lower level of the home is equally impressive, featuring a walkout basement with big bright window that opens up to the backyard awaiting your creative imagination for a 1-bedroom legal suite (subject to permits & approval by the city). The backyard opens to the parking pad for a future double detached. This lovely home is situated in the prestigious Glacier Ridge community NW only 20-minute drives downtown and 5-minute drive to the train station. Call today and book a showing.**

Inclusions:  
Property Listed By:

**NONE**  
**TREC The Real Estate Company**

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

