

127 AQUILA Drive, Calgary T3R 2C4

Sewer:

MLS®#: **A2185835** Area: **Glacier Ridge** Listing **01/07/25** List Price: **\$659,900**

Status: Active County: Calgary Change: -\$20k, 09-Apr Association: Fort McMurray

Date:

General Information

Prop Type: Residential

Sub Type: Semi Detached (Half

 Duplex)
 Finished Floor Area

 City/Town:
 Calgary

 Abv Sqft:
 1,474

DOM

Layout

4 (3 1)

2

3.5 (3 1)

Side by Side

2 Storey, Attached-

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

1.474

95

Year Built: 2024 Low Sqft: Lot Information Ttl Sqft:

Lot Sz Ar: 2.346 saft

Lot Shape:

e:

Access:

Lot Feat: Rectangular Lot
Park Feat: Parking Pad

Utilities and Features

Flooring:

Roof: Asphalt Shingle Construction:

Heating: Forced Air Concrete, See Remarks, Wood Frame

Ext Feat: Other Carpet,Hardwood Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer
Int Feat: See Remarks

Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions** 2pc Bathroom Main 16`2" x 16`2" **Dining Room** Main 36`4" x 36`4" **Family Room** Main 42`11" x 36`1" Kitchen Main 54`5" x 38`0" **Living Room** Main 35`10" x 30`11" 4pc Bathroom Upper 24`7" x 16`2" 4pc Ensuite bath Upper 39`4" x 16`2" **Bedroom** Upper 36`8" x 26`0" **Bedroom** Upper 47`4" x 24`10" Laundry Upper 24`10" x 17`9" **Bedroom - Primary** Upper 42`11" x 34`9" **Bedroom** Basement 49`6" x 33`1" 3pc Bathroom **Basement** 23`0" x 16`5" Living/Dining Room Combination Basement 38`3" x 32`0"

Kitchen Basement 29`6" x 25`5"

Legal/Tax/Financial

Title:
Fee Simple

Legal Desc: **2311588**

Remarks

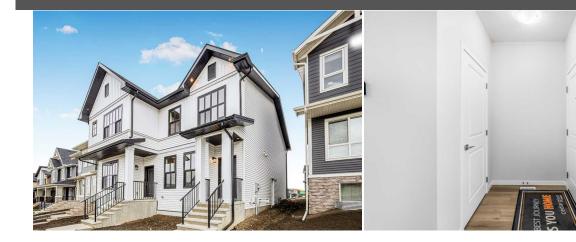
Pub Rmks:

Welcome to this beautifully crafted 2024 home that perfectly blends modern sophistication with everyday functionality. This spacious residence features 3 bedrooms, 2.5 bathrooms, and an open floor plan designed to maximize natural light and create an inviting atmosphere. The main floor includes a convenient office space, ideal for remote work or study. The kitchen is a culinary enthusiast's dream, showcasing a large island, stunning quartz countertops, recessed lighting, and a spacious pantry, all flowing seamlessly into the dining and living areas—perfect for entertaining. Upstairs, you'll find three well-appointed bedrooms. The luxurious primary bedroom features a double vanity in the ensuite bathroom and a spacious walk-in closet. Two additional bedrooms provide comfort and easy access to a shared bathroom. The one bedroom Legal Basement Suite still under construction offers an opportunity for a mortgage helper. Step outside to a concrete deck that extends your living space, perfect for relaxing evenings. This brand-new home combines modern aesthetics with practical features, making it the ideal place to call home. Schedule a showing today!

Inclusions: N/A

Property Listed By: **eXp Realty**

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



Zoning:

R-Gm

