

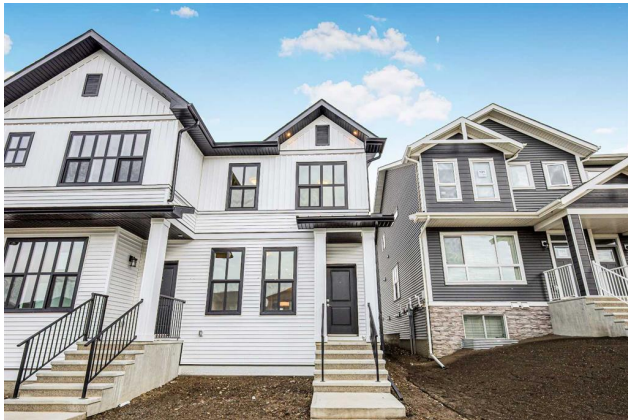


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**127 AQUILA Drive, Calgary T3R 2C4**

MLS®#: **A2185835** Area: **Glacier Ridge** Listing Date: **01/07/25** List Price: **\$679,900**  
 Status: **Active** 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: **Rectangular Lot**  
 Park Feat: **Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,474**  
 Low Sqft:  
 Ttl Sqft: **1,474**

DOM

**15**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 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: **Other**  
 Construction: **Concrete,See Remarks,Wood Frame**  
 Flooring: **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:                                      Zoning:  
**Fee Simple**                                      **R-Gm**  
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! The Legal Basement Suite is partially completed. It is expected to be completed by end of January 2025.**

Inclusions:                      **N/A**  
Property Listed By:                      **eXp Realty**

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

