



**GRASSROOTS**  
REALTY GROUP

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**262 Aquila Way NW**  
**Calgary, Alberta**

**MLS # A2224504**



**\$689,900**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,800 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Insulated, Rear Drive, Secure		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, No Neighbours Behind, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Stone Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Ecobee, flood lights, smart door lock, TV wall mounts		

OPEN HOUSE THIS SUN JUNE 22 FROM 2-4 PM!!! Welcome to 262 Aquila Way NW, a 1,799 sq ft home located in Calgary's new Glacier Ridge community. This 3-bedroom home features a main floor flex room, upper bonus room, and 2.5 bathrooms, including a spacious primary ensuite. The open-concept main floor includes 9' ceilings, stylish waterproof laminate flooring, and a bright kitchen with a gas stove, quartz countertops, and a water line to the fridge. Upstairs, you'll find three well-sized bedrooms, a bonus room for added flexibility, plush carpet throughout, and convenient upper-floor laundry. The home is equipped with six rooftop solar panels, making it about 40% more efficient than the average Calgary home. A tankless hot water system and central A/C provide efficiency and year-round comfort. The double detached garage is insulated and drywalled, with enough room for two SUVs. This beauty sits on a larger, pie-shaped lot and has a fully fenced west-facing backyard that offers privacy, sunshine, and open skies with no neighbors currently behind. It also has a BBQ gas line, making it ready for summer grilling and entertaining. The basement has a raised 9' ceiling and rough-in's for a bathroom and 2nd laundry, plus a separate side entrance, offering future development potential or the option for a legal suite (subject to city approval). It even has 2 windows at opposite ends to allow space to build 2 private bedrooms. Glacier Ridge offers access to future schools, walking paths, and the upcoming Glacier Ridge Village (expected winter 2026), which will include a skating ribbon, basketball and tennis courts, a toboggan hill, and outdoor recreation areas. The HOA supports family-friendly amenities and future community events. Built by Jayman, this home also includes triple-pane windows, an Ecobee smart thermostat, and

a tankless hot water system designed for long-term savings and efficiency. A well-designed, energy-efficient home on a quiet street in a growing community—262 Aquila Way NW is ready for its next owner.