



GRASSROOTS
REALTY GROUP

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123 Aquila Way NW
Calgary, Alberta

MLS # A2238165



\$799,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,842 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, No Animal Home, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: None

Welcome to the fantastic and desirable community of Glacier Ridge! This beautiful, modern 1844 Sqft home (6 bedrooms, Bonus room, and a main floor with a full washroom) offers a blend of spacious living and thoughtful upgrades. When you enter, you'll be greeted by a bright and expansive living room, with large windows that invite natural light to flood the space — perfect for cozy gatherings. The home also boasts 9-foot ceilings throughout the main level, adding to its airy and open feel. This property features a 2-bedroom finished suite, ideal for guests, extended family, or potential rental income. The suite is complete with its own living space, making it both functional and private. You'll also appreciate the finished garage, providing ample storage and convenience, as well as the professionally landscaped yard, designed for relaxation and outdoor enjoyment. The open-concept kitchen is a chef's dream, featuring beautiful Quartz countertops, upgraded kitchen cabinets, stainless steel appliances, an upgraded backsplash, timeless cabinetry, and a double sink. Vinyl plank flooring and upgraded carpet underlay complete the look, adding both style and durability to the space. Pot lights throughout the main level illuminate every corner of this gorgeous home. The upper level houses 3 spacious bedrooms, including a primary suite that's fit for a king or queen, complete with a luxurious 4-piece ensuite and a large walk-in closet. There's also a bonus room and convenient laundry closet on the same floor. With easy access to local shopping — including Walmart, Dollar Store, Bottle Depot, major banks, T & T, clinics, and restaurants — everything you need is just a short walk or drive away. Plus, with the new Calgary C-train line planned just minutes away, commuting and exploring the city is a breeze.

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