



GRASSROOTS
REALTY GROUP

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262 Aquila Way NW
Calgary, Alberta

MLS # A2241090



\$669,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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)		
Inclusions:	Ecobee, flood lights, smart door lock, TV wall mounts		

Modern design. Energy-smart upgrades. Future income potential. Better than new - this Glacier Ridge 3-bedroom + den, 2.5 bath home checks all the boxes with nearly 1,800 sq ft of beautifully crafted space. The main floor showcases 9' ceilings, a versatile front flex room, and a stunning kitchen featuring quartz countertops, gas range, walk-in pantry, and contemporary finishes. A separate side entrance and 9' basement ceilings offer future development potential, including a possible LEGAL suite (subject to City approval and permitting). Upstairs includes a central bonus room, upper-level laundry, and a spacious primary suite with walk-in closet and spa-inspired ensuite. Two additional bedrooms and a full bathroom complete the upper level. Smart energy features include solar panels, central air conditioning, a tankless hot water system, and smart home integration. The double detached garage is insulated and drywalled. The west-facing, pie-shaped backyard is fully FENCED and ready for outdoor living with a BBQ gas line and open sky views. Located on a quiet street near future schools, trails, and the upcoming Glacier Ridge Village with skating ribbon, toboggan hill, and more—this home delivers lifestyle, flexibility, and long-term value.