



**34 Aquila Way NW  
Calgary, Alberta**

**MLS # A2295977**



**\$739,900**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,750 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, See Remarks		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance		

**Inclusions:** NA

Introducing a distinguished, design-forward residence in the prestigious community of Glacier Ridge NW, Calgary, offering over 2,400 sq ft of impeccably curated living space. This 6-bedroom, 4-bathroom estate seamlessly blends architectural sophistication with modern functionality, complete with a fully legal 2-bedroom private suite—an exceptional opportunity for refined multi-generational living or executive-level income potential. The main level is a statement in elegance, defined by soaring 9’ ceilings, expansive light-filled windows, and flawless luxury vinyl plank flooring. At its heart, a chef’s designer kitchen showcases premium countertops, bespoke cabinetry with crown detailing, and a suite of stainless steel appliances, all flowing effortlessly into a warm, inviting living space. A main floor bedroom and full bath offer versatility with elevated comfort. Upstairs, the home reveals a serene primary retreat, complete with a spa-caliber ensuite featuring a walk-in shower and dual vanity, accompanied by generously proportioned 2 secondary bedrooms, laundry Room, main bathroom and a sophisticated bonus lounge designed for relaxation or entertainment. The private legal suite is thoughtfully appointed with its own custom kitchen, separate laundry, full bath, and two bedrooms, delivering a turnkey, income-generating experience without compromise. Outdoors, a sun-drenched east-facing backyard and elegant deck create a tranquil setting for morning light and refined outdoor living, complemented by double detached garage. Perfectly positioned with effortless connectivity via Stoney Trail, Deerfoot Trail, Shaganappi Trail, and Sarcee Trail, and moments from premier retail destinations including CrossIron Mills and Beacon Hill Shopping Centre.