



**61 Aquila Terrace NW
Calgary, Alberta**

MLS # A2300346



\$529,900

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,486 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Chandelier, Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wired for Data

Inclusions: n/a

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TBD

Utilities: -

Welcome to Glacier Ridge, the new North West's premier community! The Acme boasts nearly 1500 square feet of expertly designed space, and it uses every square inch with precision, from the spacious Great Room to the fully upgraded kitchen taken right out of a showhome, this open floor plan gives you a sense of the home's functionality from the front door. Once you've left the mudroom replete with a built-in bench, you'll find every homeowner's dream: a deck and BBQ gasline just waiting for the summer grille season to start up. Find three bedrooms on the second floor and a large Laundry Room befitting a home twice its size. Just check out the representative pictures of our Acme showhome at 524 Tekarra Drive NW. Located close to Sarcee and 144th Ave, this home boasts one of the most important mantras in real estate. Location, location, location! This Acme model takes the best of Cedarglen's design and optimizes form and functionality without compromise. Everything you require is in this home. Nestled in the new community of Glacier Ridge, come witness all Calgary's Northwest has to offer with breathtaking panoramic views of the natural landscape cradling this beautiful neighborhood.