



**158 Aquila Way NW**  
**Calgary, Alberta**

**MLS # A2168587**



**\$849,000**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,301 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Central, Fireplace(s), See Remarks	<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>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	Built-In Oven, Dishwasher, Electric Cooktop, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, garage door opener(s)		

Newer built Home in Glacier Ridge NW | 2 Story | 2301 SQFT | 4-Bedrooms+Flex room on the main-floor | 3Full-Bathrooms | Open Floor Plan | High Ceilings | Dream Kitchen | Spice Kitchen | Loaded with upgrades | Upper Level Family Room | Upper Level Laundry | Spacious Yard & Much More | This Extraordinary opportunity to own this newly built home in the new modern community of Glacier Ridge, with conveniently quick access to Sarcee Trail and Shaganappi Trail, Beacon Hill shopping center. This 2 storey home offers a noteworthy floor plan with extensive upgrades. The main floor features 9' ceilings, a full Flex room/Den/Office with a full bathroom, an open concept kitchen with floor to ceiling cabinetry with a Grand kitchen Island, Quartz countertops through out the home, Upgraded stainless steel appliances, Spice Kitchen & a pantry, a spacious living room with a Fire place & Dining over looking the south facing yard and a Side Entry that leads you to the unspoiled 9' ceiling basement awaiting your design! Second floor boasts to Bonus room, Master bedroom with a large 5 pc ensuite & a Walk-in closet, 3 Additional bedrooms with an additional 4pc bathroom, laundry room. Book a showing today to view this lovely home to get the full experience of all it has to offer.