



GRASSROOTS
REALTY GROUP

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278 Aquila Way NW
Calgary, Alberta

MLS # A2177445

\$738,000



Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,854 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot		

Heating:	High Efficiency	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	See Remarks, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Welcome to this beautifully upgraded two-storey detached home, located in one of NW Calgary's most sought-after and rapidly developing communities. Thoughtfully extended by 2 feet across all three levels, this home offers additional square footage and a seamless flow between spacious, functional living areas. The main floor features oversized windows that flood the space with natural light, creating an inviting, bright ambiance. The chef-inspired kitchen is at the heart of the home, boasting full-height custom cabinetry, built-in appliances, a high-powered range hood, and an oversized island, making it perfect for entertaining or enjoying family meals. A main-floor bedroom with a walk-in closet and a full bathroom featuring a sleek standalone shower, offers flexibility for multigenerational living or visiting guests. Upstairs, the primary suite is a peaceful retreat with large windows and a private ensuite, which includes an upgraded standalone shower with a glass door, waterproof tiled walls, and premium fixtures. Two additional generously sized bedrooms, a full bathroom, and a large bonus room provide ample space for family, guests, or a home office. All bathrooms have been enhanced with premium toilets, standalone showers, and stylish matte black fixtures, providing a cohesive, modern aesthetic throughout the home. The walk-out basement offers tremendous potential for future development, whether you're looking to expand your living space or create a legal suite. With a high ceiling, rear access, and a pre-poured concrete patio, the basement is well-suited for a variety of possibilities. Upgrades throughout the home include waterproof hardwood flooring spanning the main and upper levels, hypoallergenic carpeting on the stairs, and a solid wood railing that adds elegance and durability to the home. Additionally, the stacked washer/dryer

combo maximizes space efficiency while the widened garage features elongated windows, bringing in more natural light and creating a brighter, more inviting atmosphere. The exterior of this home has seen over \$40,000 in upgrades, including professional landscaping, a garage extension, a new parking pad, and a walkout concrete patio—perfect for outdoor gatherings and relaxation. The home is ideally located in a family-friendly community, backing onto a future school site as designated by the city’s plans, providing long-term value and added convenience for growing families. You’ll also find major retailers such as T&T Supermarket, Costco, Walmart, and Canadian Tire just minutes away, while Bearspaw Christian School, a renowned private K–12 institution, is located nearby. With its modern design, thoughtful upgrades, and prime location, this home offers exceptional value for families, investors, or multigenerational households looking for long-term potential. Stylish, functional, and ready for move-in, this residence is an excellent opportunity in one of Calgary’s most vibrant and desirable communities. It truly checks all the boxes.