

# \$698,888 - 251 Aquila Way Nw, Calgary

MLS® #A2162626

**\$698,888**

3 Bedroom, 3.00 Bathroom, 1,497 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

**\*\*BRAND NEW HOME | IMMEDIATE POSSESSION | 3-Bed | 2.5-Bath | 1,497.10 sq. ft. | Upgraded Kitchen | Modern Finishings | New Home Warranty. Welcome to 251 Aquila way NW in the sought-after new community of Glacier Ridge! Crafted and curated to perfection by the design, this never-lived-in home is ready when you are. Enjoy 1,497.10sq. ft. of modern, OPEN CONCEPT living with 9-ft ceilings, luxury vinyl plank flooring on the main floor, and a gourmet kitchen that will take your breath away. The sun-lit kitchen features, QUARTZ countertops, stainless steel appliances, a chimney hood fan. Upstairs you'll find a spacious master bedroom, with a walk-in closet and soothing 4pc ensuite, 2 additional bedrooms, and a convenient UPPER FLOOR LAUNDRY.. When it comes to reputation and AFTER POSSESSION CARE, multiple award winner Trico Homes is truly a class unto itself. Enjoy 1,2,5, 10-year new home warranty for total PEACE OF MIND. All this in a thriving new community close to schools, endless retail, restaurants, and services on a lot just steps away from Glacier Ridge's new park and playground structure. This home will sell quickly, don't miss your opportunity! Schedule a private tour today. The location is simply superb, with an easy 10-minute stroll to an array of shops, restaurants, green spaces, and a playground. The majestic Rocky Mountains are less than an hour's drive away, allowing for endless exploration and adventure. Don't miss**



out on this exceptional opportunity to own your dream home. Contact me today to schedule a showing or reach out to your extraordinary realtor to secure your viewing promptly. Act swiftly, as this property won't remain available for long in this highly competitive market.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2162626    |
| Price          | \$698,888   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,497       |
| Acres          | 0.06        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 251 Aquila Way Nw |
| Subdivision | Glacier Ridge     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3R 1S6           |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar   |
| Appliances        | Dishwasher, Microwave, Refrigerator, Electric Range, Range Hood |

|              |                            |
|--------------|----------------------------|
| Heating      | Forced Air                 |
| Cooling      | None                       |
| Has Basement | Yes                        |
| Basement     | Full, Unfinished, Walk-Out |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Lighting               |
| Lot Description   | Back Lane              |
| Roof              | Asphalt Shingle        |
| Construction      | Vinyl Siding, Concrete |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2024 |
| Days on Market | 242                 |
| Zoning         | R-G                 |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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