

\$719,000 - 142 Aquila Way Nw, Calgary

MLS® #A2203494

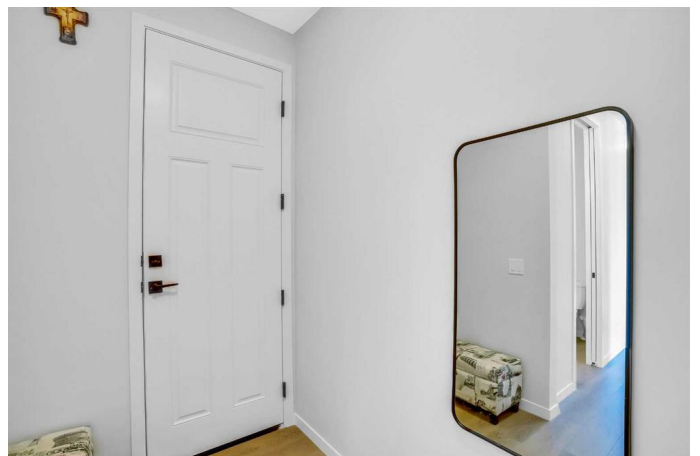
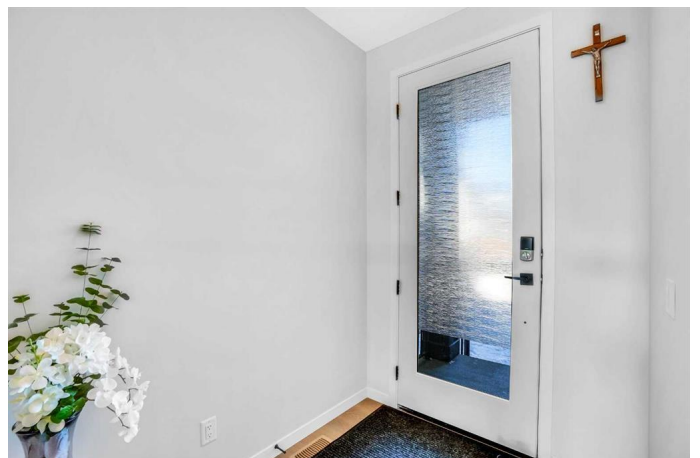
\$719,000

3 Bedroom, 3.00 Bathroom, 1,744 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

PRICE REDUCTION!!! Welcome to your future home complete with the Alberta New Home Warranty in the highly sought-after community of Glacier Ridge! This stunning detached property offers the perfect blend of modern comfort, energy efficiency, and spacious living that you've been dreaming of. As you approach the home, you'll immediately notice its attractive curb appeal, with a fully landscaped front yard and an attached garage providing convenient, secure parking. Step inside, and you'll be greeted by soaring 9-foot ceilings and an abundance of natural light streaming through the numerous windows, creating an open and airy atmosphere throughout. The heart of this 1,743.74 sq ft home is the upgraded kitchen, where you'll find yourself effortlessly entertaining friends and family. Imagine preparing meals on the sleek induction stove, surrounded by ceiling-height cabinets and a practical walk-in pantry. The adjacent living area flows seamlessly onto a large, low deck in the backyard – perfect for summer barbecues or quiet evenings under the stars. Retreat to your primary bedroom at day's end, complete with a luxurious 4-piece ensuite bathroom and a generous walk-in closet. Two additional bedrooms provide ample space for family members or guests, while a versatile bonus room offers endless possibilities for your lifestyle needs. This home isn't just beautiful; it's smart too. As a net-zero energy efficient property, you'll enjoy significant savings on



utility costs while reducing your environmental footprint. The unfinished basement awaits your personal touch, allowing you to expand your living space as your needs evolve. Situated on a zero lot line with a big pie lot, this property maximizes outdoor space without compromising on privacy, thanks to the newly installed fence. The vibrant community of Glacier Ridge offers the perfect balance of suburban tranquillity and urban convenience, with easy access to amenities and green spaces. Don't miss this opportunity to own a home that not only meets your needs today but is also designed for the future. Experience the joy of modern, sustainable living in one of Calgary's most desirable new communities. Your dream home in Glacier Ridge awaits – schedule your viewing today!

Built in 2023

Essential Information

MLS® #	A2203494
Price	\$719,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,744
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	142 Aquila Way Nw
Subdivision	Glacier Ridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R1Z7

Amenities

Amenities	Gazebo, Park, Parking, Picnic Area, Playground
Parking Spaces	3
Parking	Concrete Driveway, Oversized, Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s)
Appliances	ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Induction Cooktop, Microwave, Range Hood, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Landscaped, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2025
Days on Market	34
Zoning	R-G
HOA Fees	400
HOA Fees Freq.	ANN

Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.