

\$719,786 - 42 Aquila Way Nw, Calgary

MLS® #A2120309

\$719,786

4 Bedroom, 4.00 Bathroom, 1,597 sqft

Residential on 0.07 Acres

Glacier Ridge, Calgary, Alberta

Unbeatable Deal Alert!*** BRAND NEW| FULL WALKOUT BASEMENT| LEGAL SUITE (MORTGAGE HELPER)| QUICK POSSESSION *** Welcome to Your

Dream Home in Glacier Ridge! Be the first to occupy this stunning, brand-new home nestled in the prestigious Glacier Ridge community. Boasting a walk-out basement with a legal suite, immediate possession, and a total of 4 bedrooms PLUS DEN/OFFICE and 3.5 bathrooms. This home offers the epitome of modern living.

Never Occupied: You'll be the first to experience the luxury and comfort of this pristine home.

Walk-Out Basement with Legal Suite: Enjoy extra living space or potential rental income with a fully equipped legal suite in the basement.

Spacious Living Area: Totaling 2232.38 sqft of living space, including a functional open-concept layout and 9' ceilings, this home is perfect for both family living and entertaining guests.

Upgraded Kitchen: Prepare to be wowed by the gourmet kitchen featuring quartz countertops, stainless steel appliances, a chimney hood fan, and a stunning full wall designer tile backsplash.

Luxurious Master Suite: Relax in the spacious master bedroom complete with a walk-in closet and a soothing 3pc ensuite, providing the perfect retreat after a long day.



Upper Floor Laundry: Convenience meets functionality with an upper floor laundry room, making chores a breeze.

Smart Home Package: Stay connected and in control with a flexible smart home package including an all-in-one thermostat, video doorbell, and smart lighting.

Modern Finishes: Enjoy durable laminate flooring throughout the main floor and modern finishes that add elegance and charm to every corner of the home.

New Home Warranty: Rest easy knowing your investment is protected with a new home warranty for added peace of mind.

Prime Location:

Conveniently located with easy access to major roads such as Stoney Trail, Sarcee Trail, and Shaganappi Trail, commuting is a breeze. Plus, enjoy proximity to popular stores including Costco, Co-Op, T&T Supermarket, and Walmart, ensuring all your shopping needs are met without hassle.

Don't Miss Out!

Seize the opportunity to make this exceptional home yours and schedule a private viewing today. With its unbeatable features and prime location, this home won't stay on the market for long. Act fast and start living your dream lifestyle in Glacier Ridge!

Built in 2024

Essential Information

MLS® #	A2120309
Price	\$719,786
Sold Price	\$710,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,597

Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	42 Aquila Way Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Z6

Amenities

Amenities	None
Parking Spaces	3
Parking	Off Street, Parking Pad, Stall

Interior

Interior Features	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, See Remarks, Suite, Walk-Out

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
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Date Sold	April 18th, 2024
Days on Market	14
Zoning	R-G
HOA Fees	400.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Royal LePage Mission Real Estate

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