

\$749,000 - 75 Aquila Way Nw, Calgary

MLS® #A2126249

\$749,000

5 Bedroom, 4.00 Bathroom, 1,745 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

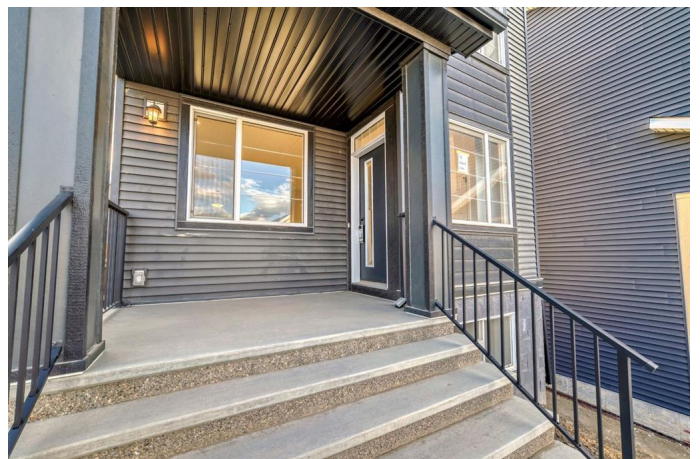
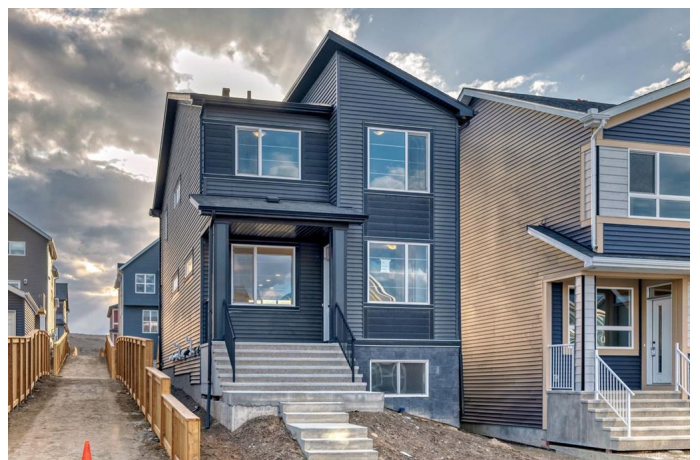
Welcome to this charming detached house nestled on a generous corner lot, perfectly positioned to offer both space and convenience. Boasting a total of 3 bedrooms, generous bonus room and 2.5 baths, this home is designed to accommodate modern family living with style and comfort.

Upon entering, you are greeted by a bright and inviting living space, accentuated by large windows that flood the rooms with natural light. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating an ideal environment for both daily living and entertaining.

The well-appointed kitchen features sleek cabinetry, stainless steel appliances, and ample counter space, making meal preparation a breeze. Adjacent to the kitchen, the dining area offers a cozy spot for family meals or gatherings with friends.

The upper level is home to the spacious master suite, complete with a private ensuite bath, providing a tranquil retreat at the end of the day. Two additional bedrooms and a full bath round out the upper level, offering plenty of space for family members or guests.

One of the standout features of this property is the fully-finished 2-bedroom legal basement suite built by the builder. Currently rented for \$1400 + utilities, this suite not only provides a



fantastic rental income opportunity but also adds flexibility to the living arrangements. Whether you choose to continue renting it out or use it as an in-law suite, home office, or guest accommodation, the possibilities are endless.

Outside, the expansive corner lot offers plenty of outdoor space for gardening, play, or relaxation. The location of the house is truly unbeatable, with easy access to all the amenities you could desire. From shopping centers and restaurants to parks and schools, everything you need is just a stone's throw away.

Additional features include a double car garage pad, ample parking space, and modern finishes throughout the home. With its prime location, versatile living spaces, and income-generating potential, this property presents a unique opportunity that is not to be missed. Schedule your private showing today and see all that this wonderful home has to offer!

Built in 2022

Essential Information

MLS® #	A2126249
Price	\$749,000
Sold Price	\$720,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,745
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	75 Aquila Way Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Z9

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Range, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	June 12th, 2024
Days on Market	48
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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