

\$629,900 - 71 Aquila Way Nw, Calgary

MLS® #A2130778

\$629,900

3 Bedroom, 3.00 Bathroom, 1,490 sqft

Residential on 0.06 Acres

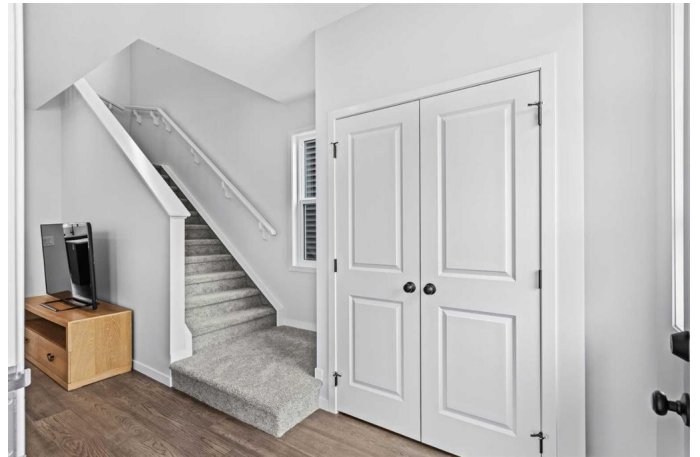
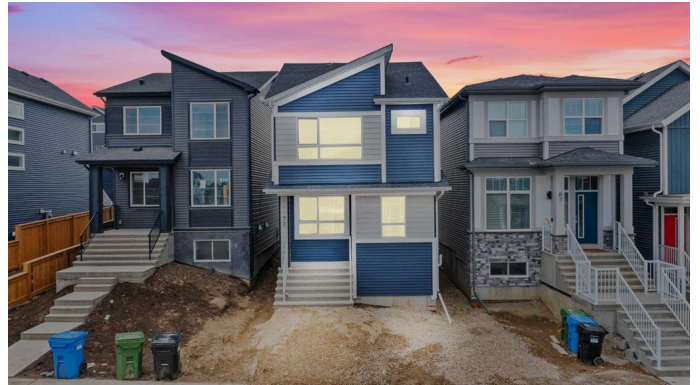
Glacier Ridge, Calgary, Alberta

Welcome to this charming detached house nestled in the sought-after new community of Glacier Ridge! With 3 bedrooms and 2.5 baths, this home is designed for modern family living. Bright and inviting living spaces greet you upon entry, accentuated by large windows that fill the rooms with natural light. The open-concept layout seamlessly connects the living, dining, and kitchen areas, perfect for daily living and entertaining.

The well-appointed kitchen boasts sleek cabinetry, stainless steel appliances, and ample counter space, simplifying meal preparation. The adjacent dining area provides a cozy spot for family meals or gatherings with friends.

Upstairs, the spacious master suite features a private ensuite bath, offering a tranquil retreat. Two additional bedrooms, a full bath, and a bonus room complete the upper level, providing ample space for family or guests. Awaiting your personal touch, the basement offers a separate side door entry, inviting your custom design. Outside, the home features an unfinished yard with ample space for a potential double-car garage, offering convenience and versatility.

Situated in the new community of Glacier Ridge, this uniquely built home offers proximity to amenities. Enjoy the convenience of being just 10 minutes from Costco, 20 minutes from the airport, and easy access to major routes such as Stoney Trail and Deerfoot. Shopping



centers and playgrounds are conveniently scattered throughout the community, with Creekside and Evanston shopping areas only a few minutes away.

Built in 2024

Essential Information

MLS® #	A2130778
Price	\$629,900
Sold Price	\$622,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,490
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	71 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	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s),

	Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	July 12th, 2024
Days on Market	63
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	PropZap Realty
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