

\$599,000 - 282 Aquila Way Nw, Calgary

MLS® #A2159249

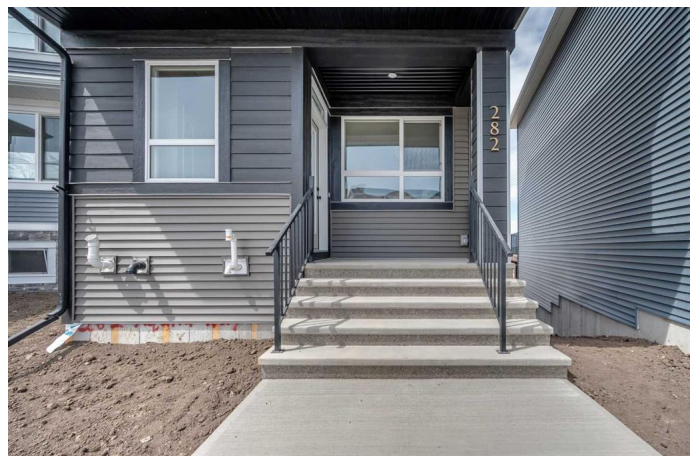
\$599,000

3 Bedroom, 3.00 Bathroom, 1,507 sqft

Residential on 0.07 Acres

Glacier Ridge, Calgary, Alberta

WALK OUT LOT | Brand NEW 2024 BUILT | LARGE DECK | Fully Upgraded WITH EXTRA WINDOWS | Separate Entrance For LEGAL Basement Suite | Quick Possession | Comes with FULL NEW HOME WARRANTY | Welcome to this exquisite 3 Bed 2.5 Bath Single DETACHED home boasting over 1500 square feet of living space across the main and upper levels. Offering a unique open floor plan featuring an outstanding design for the most discerning buyer! This highly sought-after floorplan boasts an elevated and stunning GOURMET kitchen with a Flush Eating Bar and sleek stainless-steel appliances, including a French Door refrigerator, BUILT in microwave. The adjoining dining and living areas are bathed in natural light creating a warm and inviting ambiance. Access to the backyard facilitates effortless indoor-outdoor living. LARGE DECK to lounge during the summer months. Upstairs, discover three well-appointed bedrooms, including a lavish master suite with a private ensuite bathroom, two additional Spacious bedrooms and full bathroom. Completing the upper level is a convenient laundry room and BONUS ROOM. The BRIGHT SUNSHINE 9' WALK basement with a separate side entrance offers limitless potential, allowing you to customize to legal basement suite for Extra income. Located in a RIDGE community of GLACIER RIDGE with easy access to major roads like Stoney Trail, Sarccee Trail, and close proximity to popular stores like Costco, Co-Op, T&T Supermarket,



and Walmart, this location offers the ultimate in convenience and accessibility.

Built in 2024

Essential Information

MLS® #	A2159249
Price	\$599,000
Sold Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,507
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	282 Aquila Way Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1S6

Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Parking Pad

Interior

Interior Features	Bathroom Rough-in, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2024
Date Sold	September 2nd, 2024
Days on Market	13
Zoning	RG
HOA Fees	400.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company
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