

\$699,900 - 119 Aquila Way, Calgary

MLS® #A2161706

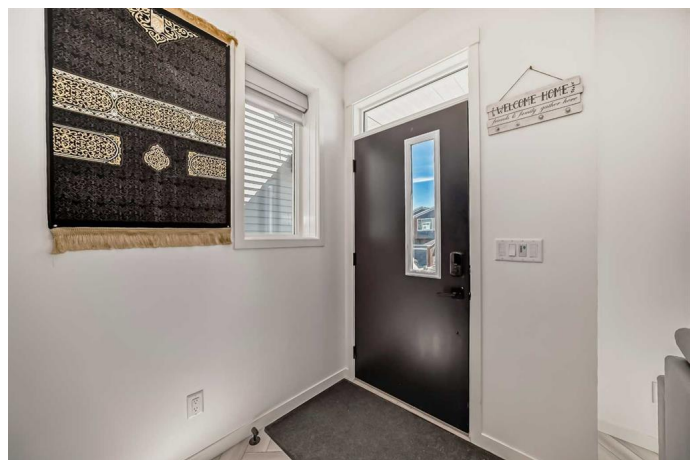
\$699,900

4 Bedroom, 3.00 Bathroom, 1,415 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

\$60,000 UPGRADES *WITH LEGAL BASEMENT** *Welcome to completely **DETACHED HOME** in the NW community of Glacier Ridge. This meticulously upgraded residence is designed with high-end finishes and smart home features for modern living. The interior features 9ft ceilings that create a spacious and airy atmosphere. Luxury Vinyl Plank (LVP) flooring ensures durability and elegance throughout the entire home, while sophisticated staircase railings, enhance the living area's warmth and elegance. Oversized windows allow abundant natural light to flow through, creating a bright and inviting space. Cadence Model by Morrison Home with New Home Warranty. Enjoy 1,2,5,10 year new home warranty for total **PEACE OF MIND**. Upon entrance, you'll notice a nice size closet. 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, upgraded 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. All the appliances are upgraded; **GAS Stove, Refrigerator and Dish washer with 3rd rack. Built in microwave.** Additional spacious pantry with a glass door. Main level complete with a half bath room. **9 FOOT CEILINGS** throughout the main level. Upgraded French Door clear glass insert to glass with mini blinds, Upgraded Pedestal Sink to Vanity



Cabinet Solid Surface, Upgraded kitchen sink, Upgraded Level 1 Door Hardware, Light fixtures, Railing and Light smart switches. Beautiful vinyl flooring on the main level. HUGE WIDOWNS in living room, dining room and in the kitchen. Knockdown ceiling throughout the house. Upstairs you'll find a spacious master bedroom with huge windows, with a walk-in closet and upgraded 4pc ensuite with window. 2 additional bedrooms with a common wash room, and a convenient UPPER FLOOR LAUNDRY. The legal basement suite with a side entrance offers additional living space and functionality. It includes a fully equipped kitchen for added convenience, a rec room ideal for entertainment and relaxation, one bedroom and a washroom that are comfortable and fully equipped for basement occupants, a utility room dedicated to utilities and storage, and stacked laundry. The location is very convenient, easy access to major roads such as Stoney Trail, Sarcee Trail and Shaganappi Trail. 10 minutes away to shops like Walmart, Dollar Store, Bottle Depot, Major Banks, T & T, Clinics, restaurants, green spaces and a playground are near by. Gravel pad in the back can be converted in the future to a double detached garage. Grab this house before it goes! Act fast and start living your dream life style in Glacier Ridge.

Built in 2024

Essential Information

MLS® #	A2161706
Price	\$699,900
Sold Price	\$710,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,415

Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	119 Aquila Way
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Z7

Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	BBQ gas line
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2024
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Date Sold	September 6th, 2024
Days on Market	7
Zoning	RG
HOA Fees	289.00
HOA Fees Freq.	ANN

Listing Details

Listing Office URBAN-REALTY.ca

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