

\$579,999 - 115 Aquila Drive Nw, Calgary

MLS® #A2169007

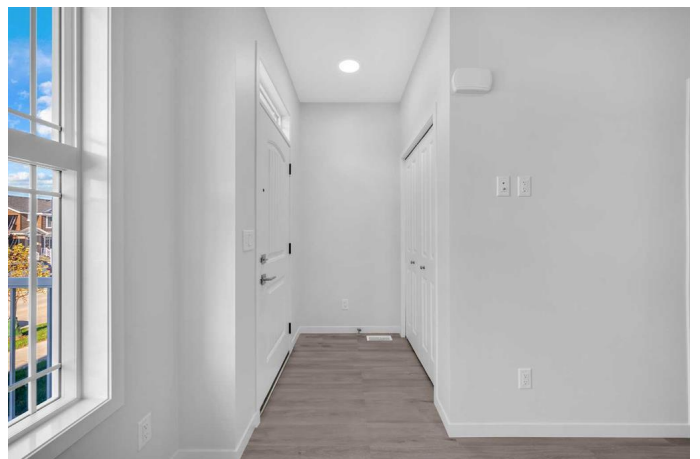
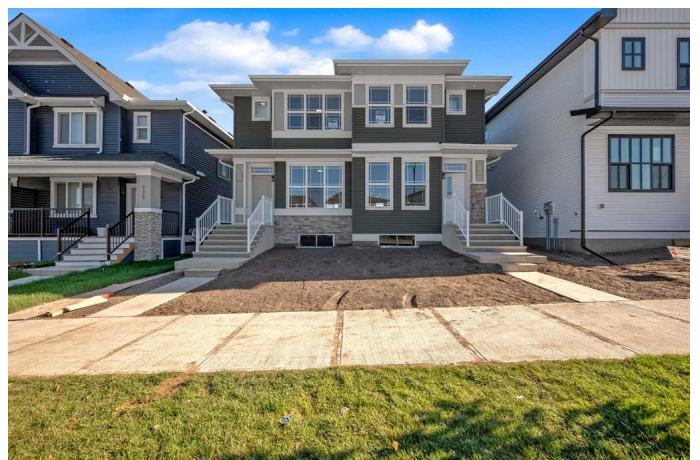
\$579,999

3 Bedroom, 3.00 Bathroom, 1,586 sqft

Residential on 0.05 Acres

Glacier Ridge, Calgary, Alberta

Back on the market as buyers were unable to secure financing Brand New Home | Walking Distance to Amenities | 2024 Build | 3-Bedrooms| 2.5 Bathrooms | Quartz Countertops| Stainless Steel Appliances | Dual Tone Kitchen Cabinets | Open Floor Plan | High Ceilings | Ample Natural Light | Recessed Lighting | Upper Level Laundry | Rear Parking | Paved Alley Access. Step into the future of luxurious living with this stunning, newly-built duplex in the thriving Glacier Ridge community! Completed in 2024, this exquisite home features 3 spacious bedrooms, 2.5 elegant bathrooms. Be captivated by the modern design and open floor plan from the moment you enter. The sun-drenched living room, with its ample natural light, sets the stage for memorable gatherings. Host dinner parties in the expansive dining area, perfect for large family meals. The state-of-the-art kitchen is a chef's dream, featuring sleek quartz countertops, stainless steel appliances, chic two-tone cabinets, and a stylish white backsplash. A convenient pantry ensures you'll never run out of storage space. The adjacent mudroom with closet storage provides easy access to the backyard. Ascend to the upper level to discover a sanctuary of comfort. The grand primary bedroom offers a walk-in closet and a luxurious 3-piece ensuite with a walk-in shower. Two additional bedrooms provide ample space for family or guests, sharing a well-appointed 4-piece bathroom. For ultimate convenience, the



upper-level laundry is perfectly situated near the bedrooms. The basement, prepped with a side entrance and rough-in plumbing, is ready for your customization. It offers excellent potential as a mortgage helper by allowing you to create a secondary suite for extra living space. A secondary suite would be subject to approval and permitting by the city/municipality. Parking is a breeze with a rear double parking pad and additional street parking, plus a paved alley at the back. Enjoy the convenience of being within walking distance to Shaganappi Trail, bus stops, Shoppers Drug Mart, and Calgary Co-op. With excellent transit access and a wealth of nearby amenities, renting the basement will be highly attractive to prospective tenants. Buyers will have peace of mind as the House has full new home warranty. The Village Center at Glacier Ridge is thoughtfully designed with a variety of outdoor amenities such as a pump track, skating ribbon, walking paths, basketball courts, an all-ages playground, a spray park, a tennis court, an ice rink, patio spaces, a firepit, and a toboggan hill. Indoors, residents will enjoy a gymnasium, rentable rooms for programs and activities, private event spaces, banquet areas, and comfortable seating and gathering spots. Don't miss this opportunity to own a piece of modern paradise. Schedule your showing today and make this breathtaking home yours!

Built in 2024

Essential Information

MLS® #	A2169007
Price	\$579,999
Sold Price	\$564,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,586
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	115 Aquila Drive Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2C4

Amenities

Parking Spaces	2
Parking	Alley Access, On Street, Parking Pad

Interior

Interior Features	No Smoking Home, No Animal Home
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Separate/Exterior Entry

Exterior

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

Additional Information

Date Listed	September 28th, 2024
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Date Sold	November 23rd, 2024
Days on Market	55
Zoning	R-Gm
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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