

# \$799,900 - 123 Aquila Way Nw, Calgary

MLS® #A2238165

**\$799,900**

6 Bedroom, 4.00 Bathroom, 1,842 sqft

Single Family on 0.01 Acres

Glacier Ridge, Calgary, Alberta

Welcome to the fantastic and desirable community of Glacier Ridge! This beautiful, modern 1844 Sqft home (6 bedrooms, Bonus room, and a main floor with a full washroom) offers a blend of spacious living and thoughtful upgrades. When you enter, youâ€™ll be greeted by a bright and expansive living room, with large windows that invite natural light to flood the space â€“ perfect for cozy gatherings. The home also boasts 9-foot ceilings throughout the main level, adding to its airy and open feel. This property features a 2-bedroom finished LEGAL suite, ideal for guests, extended family, or potential rental income. The suite is complete with its own living space, making it both functional and private. Youâ€™ll also appreciate the finished garage, providing ample storage and convenience, as well as the professionally landscaped yard, designed for relaxation and outdoor enjoyment. The open-concept kitchen is a chefâ€™s dream, featuring beautiful Quartz countertops, upgraded kitchen cabinets, stainless steel appliances, an upgraded backsplash, timeless cabinetry, and a double sink. Vinyl plank flooring and upgraded carpet underlay complete the look, adding both style and durability to the space. Pot lights throughout the main level illuminate every corner of this gorgeous home. The upper level houses 3 spacious bedrooms, including a primary suite thatâ€™s fit for a king or queen, complete with a luxurious 4-piece ensuite and a large walk-in closet. Thereâ€™s also a



bonus room and convenient laundry closet on the same floor. With easy access to local shopping – including Walmart, Dollar Store, Bottle Depot, major banks, T & T, clinics, and restaurants – everything you need is just a short walk or drive away. Plus, with the new Calgary C-train line planned just minutes away, commuting and exploring the city is a breeze. (id:6289)

Built in 2023

**Essential Information**

Listing #	A2238165
Price	\$799,900
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Square Footage	1,842
Acres	0.01
Year Built	2023
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	123 Aquila Way Nw
Subdivision	Glacier Ridge
City	Calgary
Province	Alberta
Postal Code	T3R1S6

**Amenities**

Amenities	Playground, Schools, Shopping
Features	See remarks, Back lane, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Washer & Dryer
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Heating	Forced air
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

### Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete
Foundation	Poured Concrete

### Listing Details

Listing Office RE/MAX iRealty Innovations



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