

262 Aquila Way NW
Calgary, Alberta

MLS # A2224504



\$689,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Insulated, Rear Drive, Secure		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Stone Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Ecobee, flood lights, smart door lock, TV wall mounts		

OPEN HOUSE THIS SUN JUNE 15 FROM 2-4 PM!!! Welcome to 262 Aquila Way NW, a 1,799 sq ft home located in Calgary's new Glacier Ridge community. This 3-bedroom home features a main floor flex room, upper bonus room, and 2.5 bathrooms, including a spacious primary ensuite. The open-concept main floor includes 9' ceilings, stylish waterproof laminate flooring, and a bright kitchen with a gas stove, quartz countertops, and a water line to the fridge. Upstairs, you'll find three well-sized bedrooms, a bonus room for added flexibility, plush carpet throughout, and convenient upper-floor laundry. The home is equipped with six rooftop solar panels, saving approx. \$75/month on energy costs. A tankless hot water system and central A/C provide efficiency and year-round comfort. The double detached garage is insulated and drywalled, with enough room for two SUVs. This beauty sits on a larger, pie-shaped lot and has a fully fenced west-facing backyard that offers privacy, sunshine, and open skies with no neighbors currently behind. It also has a BBQ gas line, making it ready for summer grilling and entertaining. The basement has a raised 9' ceiling and rough-in's for a bathroom and 2nd laundry, plus a separate side entrance, offering future development potential or the option for a legal suite (subject to city approval). It even has 2 windows at opposite ends to allow space to build 2 private bedrooms. Glacier Ridge offers access to future schools, walking paths, and the upcoming Glacier Ridge Village (expected winter 2026), which will include a skating ribbon, basketball and tennis courts, a toboggan hill, and outdoor recreation areas. The HOA supports family-friendly amenities and future community events. Built by Jayman, this home also includes triple-pane windows, solar-ready wiring, an Ecobee smart thermostat, and a

tankless hot water system designed for long-term savings and efficiency. A well-designed, energy-efficient home on a quiet street in a growing community—262 Aquila Way NW is ready for its next owner.