

238 Aquila Drive NW
Calgary, Alberta

MLS # A2315551



\$579,000

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,836 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE JUNE 6th 2-4pm. THIS ONE IS SPECIAL!** ONE OF THE LARGEST SEMI-DETACHED HOMES EVER LISTED IN GLACIER RIDGE—and the most complete, move-in ready one on the market today. Welcome to this Cedarglen Columbia 17 walk-out: 1,836 sq ft above grade, 3 beds, 2.5 baths, loft, and flex room. Thoughtfully upgraded above the builder's enhanced Phase 1B specification—lightly lived in and showing in impeccable condition throughout. Step inside to 9-ft knockdown ceilings, luxury vinyl plank flooring, 8-ft main floor doors, and Lutron Caseta Smart dimmer lighting with Pico remotes throughout. The kitchen is built to impress: engineered stone quartz countertops with an undermount sink, full-depth island, tall soft-close cabinetry, a chimney hood fan, built-in microwave, walk-in pantry, Energy Star appliances, and a BBQ gas line to the FULL WIDTH 17 x 8 ft deck. The main floor flex room works equally well as a home office, studio, or formal dining room. Upstairs, a versatile loft anchors the level. The primary retreat features a walk-in closet and a full spa-inspired 4-piece ensuite. Two additional bedrooms share a Jack and Jill bath. Dedicated upper-floor laundry with shelving completes this level. The bright walk-out basement offers 8'1" ceiling height, a 3-piece rough-in for future development, full-width walkout access to a stone patio below, and natural rear light. A genuine long-term asset—home gym, media room, or future legal suite potential, subject to City of Calgary permitting. Outside, everything is done: brand new roof and siding (2025), established front landscaping, fully sodded and enclosed rear yard, stone walk-out patio, gravel parking pad, and paved rear lane. Energuide package with triple-pane windows, Rinnai tankless hot water, Trane high-efficiency furnace, and Healthy Climate

HRV. Delta MS foundation wrap. The 10-year Alberta New Home Warranty (with extended 2-year building envelope coverage), as well as the new roof warranty, is transferable. Location: beautiful Fox Park directly 1/2 block east, Village Residents' Association Club House amenities just a few blocks, future school site within 1–3 years 4 blocks behind, additional parks and picnic sites all within walking distance, and 10 km of community pathways with a gorgeous view of the rolling coulees. This property is minutes to Costco, Stoney Trail, Beacon Hill, Sage Hill Quarter, restaurants, and shopping. Did we mention several more schools in the area, 20 mins to the airport, 25 mins to downtown, 30 mins to Big Hill Springs Provincial Park! Far too much value and convenience to add here, don't wait long, book your showing today.