

**186 Aquila Drive NW**  
**Calgary, Alberta**

**MLS # A2321568**



**\$569,999**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,743 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, On Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** None

Welcome to Glacier Ridge! This beautifully designed home offers 9' ceilings on both the main floor and basement, creating a bright and spacious atmosphere throughout. The open-concept main level features a modern and bright living area, dedicated office/flex room, welcoming front entry, and convenient 2-piece bath. main floor also includes kitchen with stainless steel appliances, chimney-style hood fan, ample cabinetry, and plenty of natural light. The Upstairs, you'll find 3 generously sized bedrooms plus a spacious bonus room. The primary retreat features a walk-in closet and a 4-piece ensuite, two additional bedrooms and a full bathroom, the upper-floor laundry adds everyday convenience. The unfinished sunshine basement boasts large windows and a separate entrance, offering excellent future development potential. Enjoy outdoor living on the large rear deck. Additional features include a parking pad for two vehicles, paved back lane access, and space for a future garage. Ideally located close to parks, pathways, amenities, and just steps from the popular Fox-themed playground. A fantastic opportunity to own in the vibrant and growing Glacier Ridge community!