587-899-3773
justin@realtyaces.ca

250 Aquila Way NW
Calgary, Alberta

MLS # A2351964

$645,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,758 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

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

Features: Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to 250 Aquila Way NW. Built by the award-winning Morrison Homes upgraded with an added bonus room making it larger than their standard model. Loaded with tastefully selected upgrades and customization for the next proud owners to enjoy without the long wait and hassle of building. Double detached garage, fully fenced private backyard to entertain in is move-in-ready. Black windows on the front elevation, hardie board & premium grade siding, integrated outdoor lights and beautiful landscaping for a modern and eye-catching curb appeal day or night. The Gourmet Kitchen package with appliance upgrade option and a gas range was a must for the sellers who love to cook. A large granite 8.5 feet long waterfall kitchen island to fit family & friends for hearty conversations during gatherings has made the kitchen the most loved space in the home. The walk-in pantry is also upgraded with additional shelving and a door with frosted glass insert. Modern cabinetry with brass and black matte hardware throughout the house. Quartz countertops and upgraded tile selection for backsplashes in the kitchen & baths . The fireplace in the living room is a modern style floor to ceiling bump out clad with dark gray tile. The main floor has a very open layout with a large dining area that can accommodate a big table with room to spare, a flex area by the front door, so much closet and storage space, modern paint colour selections. Spindle railing by the stairs and bonus room vs the standard stub wall allow openness to these areas. This home has many and mostly large windows throughout including by the stairwell allowing much natural light. The primary ensuite has a double vanity sink and an added window. Even the basement has an added 2nd window to allow more options for your dream basement. The list goes on. Over 1750 sq ft of finished living space for your growing family.

The sellers enjoyed sunrise coming by the front windows and sunset by the rear of the home for relaxing evenings on the couch. A must see if you are searching for more than the standard average build. Everything is less than 10minutes away” in this sought-after community. Downtown is 25minutes away. There are several shopping centres close by - Sage Hill Quarter Shopping Centre, Beacon Hill Centre, Symons Valley Ranch Market to name a few. The sellers love the cleanliness and quietness of living in Glacier Ridge, being only 5 minutes to T&T, 10 mins to Costco, the grocery stores they frequent. It’s an easy access to Stoney Trail & Deerfoot. Only 10mins drive for them to get out of the City on their way to our beloved mountains. Check out the community club house, soccer field, pickle ball court, tennis court, 10kms of trails, all a short walk away. For these and many more reasons, a great community to live, enjoy, to stay active in without the drive to the gym.

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