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90 Aquila Drive NW
Calgary, Alberta

MLS # A2198238

$564,999

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,418 sq.ft.	**Age:**	2024 (1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Full, Unfinished	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R-Gm
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

90 Aquila Drive NW is a beautiful brand-new home in the desirable Glacier Ridge community. Designed with an open-concept layout, the main floor features a modern kitchen equipped with stainless steel appliances and stylish laminate flooring. The spacious layout seamlessly connects the living, dining, and kitchen areas, creating an inviting atmosphere for both daily living and entertaining. Recessed pot lights add a warm ambiance throughout. Step outside to enjoy the backyard, complete with a deck—perfect for relaxing or entertaining. The home also includes a separate entrance to an undeveloped basement, offering endless possibilities to customize the space to suit your needs. Upstairs, there are three spacious bedrooms and a convenient laundry room. The master bedroom boasts a private ensuite bathroom and a walk-in closet. Another bedroom also includes a walk-in closet for extra storage. Glacier Ridge is a thoughtfully planned community designed to blend with the natural beauty of the Rocky Mountain Foothills. Residents enjoy over 10 kilometers of scenic trails and pathways, making outdoor activities easily accessible. Families benefit from future plans for multiple schools, including four elementary schools and a high school. Everyday conveniences are just minutes away, with shopping centers like Sage Hill Quarter and Beacon Hill Centre nearby. The stunning landscapes and peaceful surroundings make Glacier Ridge a truly special place to call home. A wonderful opportunity to own a brand-new home in a great neighborhood—make it yours today!

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