



**GRASSROOTS**  
REALTY GROUP

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235 Aquila Way NW  
Calgary, Alberta

MLS # A2246304



**\$585,000**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,524 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** TV, TV wall mount, living room couch

Welcome to this beautifully designed 2023 built, 5-level split home located in GLACIER RIDGE, offering 1,500 sq ft of modern living space and thoughtful design throughout! This unique layout provides a perfect blend of openness and privacy, ideal for families or anyone seeking a versatile floor plan. The main living areas feature bright, open-concept spaces with contemporary finishes and natural light pouring in. The kitchen is designed for both style and function, flowing effortlessly into the dining and living areas, perfect for entertaining or everyday living. Step out to your rear parking pad and enjoy the added bonus of a walkout basement, ready for your personal touch and future development, this unfinished space adds incredible value and flexibility. Located in a growing neighborhood, this home offers the comfort of new construction, modern efficiency, and a layout that stands out. Don't miss this opportunity to own a thoughtfully crafted home with room to grow!