



**99 Aquila Way NW  
Calgary, Alberta**

**MLS # A2297379**



**\$624,999**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,490 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<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>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Skylight(s), Smart Home, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** TV wall mount

Welcome to Glacier Ridge, one of Calgary's most desirable new communities, celebrated for its scenic walking paths, open green spaces, and strong sense of community. With future schools, nearby shopping, dining, and easy access to major routes including Shaganappi Trail, this vibrant neighbourhood offers the perfect balance of nature and urban convenience. Introducing this stunning 2023 Jayman BUILT Edward model detached home, meticulously crafted from design to completion and loaded with premium upgrades. Featuring 3 bedrooms, 2.5 bathrooms, and a detached double garage, this home stands out as a truly exceptional opportunity in its price range. Step inside to a bright and dramatic open-to-below main living area, enhanced by skylights and massive windows that flood the space with natural light. The main floor is finished with durable waterproof laminate flooring throughout, creating a seamless and modern look. The inviting living room showcases a sleek electric fireplace, perfectly complementing the stylish kitchen. The contemporary kitchen is beautifully appointed with quartz countertops, a range hood fan, striking white mosaic backsplash, and modern grey hardware, delivering a bold yet cohesive design. Upstairs, an additional staircase window continues to enhance the home's bright and airy feel. The primary suite offers a relaxing retreat, alongside two additional bedrooms and a full bathroom. Built with sustainability and efficiency in mind, this home includes: Built Green Canada standard construction, Triple-pane windows, 10 solar panels with micro-inverter system, Tankless water heater, UV air purification system for whole-home air quality, water filter system. Enjoy the benefits of a fully integrated smart home package, including: Amazon Echo Show 8 hub, Front door smart doorbell camera, Rear exterior camera

with motion light, Ceiling-mounted TP-Link Wi-Fi access point. (All devices are app-compatible and Alexa-enabled for seamless control.)  
A perfect combination of modern design, advanced technology, and energy-efficient living—this home truly checks all the boxes.  
Book your private showing today—this one won't last long!