



**87 Aquila Way NW  
Calgary, Alberta**

**MLS # A2302395**



**\$624,900**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,582 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, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	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, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Water Softener, Garage Opener + 2 Remotes, Doorbell Camera, Family Room TV Mount

This stunning Jayman home offers the benefits of a new build without the associated costs. The property features over \$90,000 in combined builder and owner upgrades and is ideally located near parks, future schools, and shopping. The unique main floor boasts an upgraded Stage 2 kitchen, a custom glass office wall with east-facing views, and 11-foot living room ceilings. Upstairs, you will find LVP flooring throughout, three bedrooms, and two full bathrooms—including a four-piece ensuite—all finished with quartz countertops. The basement also features 11-foot ceilings, offering significant potential for customization. The mechanical components are sure to impress, featuring six solar panels, BuiltGreen Canada certification, a high EnerGuide rating, a UV-C Air Purification System, a Navien tankless hot water heater, a high-efficiency furnace with HRV, a water softener, and triple-pane windows. The exterior is fully landscaped with a xeriscape yard, a patio, and a detached two-car garage featuring upgraded doors.