



**87 Aquila Way NW
Calgary, Alberta**

MLS # A2302395



\$625,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,582 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

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.