



**34 Aquila Way NW
Calgary, Alberta**

MLS # A2325921



\$695,000

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|------------------|--|---------------|------------------|
| Division: | Glacier Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,750 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 6 | Baths: | 4 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, See Rem | | |

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|--------------------|---|-------------------|-----|
| Heating: | Central, Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s) | | |
| Inclusions: | NA | | |

Welcome to this exceptional home in the sought-after community of Glacier Ridge NW, Calgary, offering over 2,400 sq. ft. of beautifully designed living space, a fully legal 2-bedroom basement suite, main floor bedroom and full bath and a double detached garage. Whether you're looking for a spacious family home or a smart way to offset your mortgage, this property delivers the perfect balance of luxury, comfort, and versatility. Step inside to discover a bright, open-concept main floor featuring soaring 9-foot ceilings, luxury vinyl plank flooring, oversized windows, and elegant finishes throughout. The chef-inspired kitchen is the heart of the home, complete with premium countertops, custom cabinetry with crown molding, stainless steel appliances, and a generous island that seamlessly connects the living and dining areas—ideal for entertaining family and friends. A main-floor bedroom and full bathroom provide incredible flexibility for guests, multi-generational living, or a private home office. Upstairs, you'll find a spacious primary retreat featuring a spa-inspired ensuite with dual vanities and a walk-in shower. Two additional bedrooms, a full bathroom, a bright bonus room, and convenient upper-level laundry complete this thoughtfully designed floor plan. The fully legal 2-bedroom basement suite offers its own private entrance, modern kitchen, separate laundry, full bathroom, and comfortable living space—perfect as a mortgage helper, for extended family, or as an income-generating rental. Outside, enjoy the sunny east-facing backyard, a spacious deck for summer gatherings, and the convenience of a double detached garage. Ideally located with quick access to Stoney Trail, Deerfoot Trail, Sarcee Trail, and Shaganappi Trail, you'll also be just minutes from CrossIron Mills, Beacon Hill Shopping Centre, parks, schools, playgrounds, and the exciting future amenities

planned for Glacier Ridge. A rare opportunity to own a beautiful family home with built-in income potential in one of Calgary's fastest-growing communities. Book your private showing today!