



GRASSROOTS
REALTY GROUP

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235 Aquila Way NW
Calgary, Alberta

MLS # A2327049



\$570,000

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

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