



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

186 Aquila Drive NW
Calgary, Alberta

MLS # A2333777



\$549,800

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,743 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		
Inclusions:	None		

Motivated Seller — Major Price Drop for Quick Sale. Welcome to Glacier Ridge! This beautifully designed home offers 9' ceilings on both the main floor and basement, creating a bright and spacious atmosphere throughout. The open-concept main level features a modern and bright living area, dedicated office/flex room, welcoming front entry, and convenient 2-piece bath. main floor also includes kitchen with stainless steel appliances, chimney-style hood fan, ample cabinetry, and plenty of natural light. The Upstairs, you'll find 3 generously sized bedrooms plus a spacious bonus room. The primary retreat features a walk-in closet and a 4-piece ensuite, two additional bedrooms and a full bathroom, the upper-floor laundry adds everyday convenience. The unfinished sunshine basement boasts large windows and a separate entrance, offering excellent future development potential. Enjoy outdoor living on the large rear deck. Additional features include a parking pad for two vehicles, paved back lane access, and space for a future garage. Ideally located close to parks, pathways, amenities, and just steps from the popular Fox-themed playground. A fantastic opportunity to own in the vibrant and growing Glacier Ridge community!