



GRASSROOTS
REALTY GROUP

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107 Aquila Drive NW
Calgary, Alberta

MLS # A2341769



\$639,000

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,600 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

Inclusions: NA

Openhouse Sat. Sept. 26th 1:30 - 3:30 p.m. Why choose between your dream family home and a smart investment when you can have both? Welcome to this beautifully designed, recently built semi-detached home in the thriving community of Glacier Ridge, offering the perfect blend of modern comfort, family-friendly functionality, and income-generating potential. Situated on a premium lot, this bright and spacious home features over 2,200 sq. ft. of finished living space, a double detached garage, air conditioning, a fireplace, and a fully finished legal basement suite—providing exceptional flexibility and long-term value. Freshly painted throughout and filled with natural light, the home is thoughtfully designed to meet the needs of a growing family while offering an opportunity to offset mortgage costs. The main floor welcomes you with 9-ft ceilings, a cozy fireplace, and an inviting open-concept layout that makes everyday living and entertaining effortless. At the heart of the home is a chef-inspired kitchen featuring stainless steel appliances, elegant cabinetry, a large central island, mosaic tile backsplash, built-in microwave, chimney hood fan, and a spacious walk-in pantry. Upstairs, the private primary retreat offers a generous walk-in closet and a spa-inspired ensuite with a large vanity, undermount sink, and oversized glass shower. Two additional bedrooms provide comfortable space for children, guests, or a home office. A versatile bonus room is ideal for movie nights, a playroom, study area, or family lounge, while convenient upper-level laundry adds to the home's everyday practicality. The professionally finished legal basement suite is a standout feature. Complete with its own private entrance, kitchen, bedroom, full bathroom, laundry, and comfortable living area, the suite offers a range of possibilities—from rental income and mortgage

assistance to multi-generational living, extended family accommodation, or a private space for long-term guests. Located in Glacier Ridge, one of Calgary's growing communities, residents enjoy access to parks, walking paths, playgrounds, future schools, and convenient amenities, including the recently opened multi-use community hub, The Village. Whether you're a growing family searching for more space, a first-time buyer looking for mortgage support, or an investor seeking a turnkey income-producing property, this home offers an exceptional combination of comfort, flexibility, and financial opportunity. Modern. Spacious. Income-Generating. Family-Focused. Book your private showing today and discover a home designed to help you live well while building for the future.