



GRASSROOTS
REALTY GROUP

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178 Aquila Grove NW
Calgary, Alberta

MLS # A2351332

\$539,900

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,728 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Separate Entrance, Tankless Hot Water, Wired for Data		
Inclusions:	n/a		

Welcome to Glacier Ridge, the new North West's premier community! Here's your chance to purchase an incredible Cedarglen property. The Columbia boasts over 1700 square feet of expertly designed space, and it uses every square inch with precision, from the Flex Room off the foyer, to the fully upgraded rear kitchen taken right out of a showhome, this open floor plan gives you a sense of the home's functionality from the front door. A side entrance and a basement is roughed in for potential future development. Find three bedrooms on the second floor with a central bonus room + laundry, and you have everything you need. Located across the street from a beautiful green space and close enough to Sarcee to make getting in and out quick and convenient, this home boasts one of the most important mantras in real estate. Location, location, location!