

146 Aquila Way NW
Calgary, Alberta

MLS # A2167346



\$869,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,302 sq.ft.	Age:	2023 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Primary Downstairs, Quartz Counters, See Remarks, Tankless Hot Water

Inclusions: NA

Welcome to your fully upgraded custom dream home in the sought-after community of Glacier Ridge, featuring 5 spacious bedrooms and 3 luxurious full bathrooms. As you enter, you'll be captivated by the modern upgrades and thoughtfully designed floor plan crafted by professionals. The main floor boasts a generous full-size bedroom and a stylish 3-piece bathroom with a tiled shower and modern fixtures, along with an oversized kitchen equipped with executive appliances, including a wall oven, gas cooktop, built-in microwave, and a stunning hood fan. The large island is perfect for entertaining, complemented by two-tone cabinets and showcase cabinetry with a pantry. The living room features a full-height tiled electric fireplace, while the dining room opens through an 8-foot patio door to a landscaped south-facing backyard. Upstairs, you'll find 4 additional bedrooms and a bonus room, including three uniquely oversized bedrooms for kids or guests. The master suite, overlooking the backyard, includes a lavish 5-piece ensuite with a fully tiled shower, dual vanity sinks, a soaking tub, a water closet, and a walk-in closet. Additional highlights include oversized windows throughout, a separate basement entry, and an unfinished basement with two strategically placed windows ideal for future development. Glacier Ridge is a once-in-a-lifetime community in NW Calgary, developed by the esteemed Anthem and Ronmor, encompassing 832 acres and set to house 6,000 homes. Enjoy proximity to downtown Calgary (just 25 minutes away), extensive 10 km trails, and multiple school sites, including 4 elementary and 1 high school, with the future Glacier HOA (Glacier Ridge Village) adding even more value. This home offers more than words can convey — call today to schedule your showing and experience the 3D tour