

# \$789,900 - 263 Aquila Way Nw, Calgary

MLS® #A2201162

**\$789,900**

6 Bedroom, 4.00 Bathroom, 1,593 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Property: Glacier Ridge Lane, Nixon II Model

Fully Upgrades:

Features include:

- A main floor bedroom with an ensuite 3-piece bathroom

- Central air conditioning

- Custom-ti. Welcome to this charming detached house nestled on a generous corner lot, perfectly positioned to offer both space and convenience. Boasting 6 bedrooms, this home is designed to accommodate modern family living with style and comfort. The interior features 9ft ceilings that create a spacious and airy atmosphere. Luxury Vinyl Plank (LVP) flooring ensures durability and elegance throughout the entire home, while sophisticated staircase railings, enhance the living area's warmth and elegance. Oversized windows allow abundant natural light to flow through, creating a bright and inviting space. Upon entering, you are greeted by a bright and inviting living space, accentuated by large windows that flood the rooms with natural light. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating an ideal environment for daily living and entertaining. The well-appointed kitchen features sleek cabinetry, stainless steel appliances, and ample counter space, making meal preparation a breeze. Adjacent to the kitchen, the dining area offers a cozy spot for family meals or gatherings with friends. Upstairs you'll find a spacious master bedroom with huge windows, a walk-in closet, and an



upgraded 4pc ensuite with window. 3 additional bedrooms with a common washroom, and a convenient UPPER FLOOR LAUNDRY.

The legal basement suite with a side entrance offers additional living space and functionality. It includes a fully equipped kitchen for added convenience, a rec room ideal for entertainment and relaxation, one bedroom and a washroom that are comfortable and fully equipped for basement occupants, a utility room dedicated to utilities and storage, and stacked laundry. Enjoy 1,2,5,10 year new home warranty for total PEACE OF MIND Additional features include a double-car garage, ample parking space, and modern finishes throughout the home. With its prime location, versatile living spaces, and income-generating potential, The location is very convenient, with easy access to major roads such as Stoney Trail, Sarcee Trail, and Shaganappi Trail. 10 minutes away from shops like Walmart, Dollar Store, Bottle Depot, Major Banks, T&T, Clinics, restaurants, green spaces, and a playground are nearby. this property presents a unique opportunity that is not to be missed. Schedule your private showing today and see all that this wonderful home has to offer!

Built in 2024

### **Essential Information**

MLS® #	A2201162
Price	\$789,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,593
Acres	0.06
Year Built	2024
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	263 Aquila Way Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1S6

### **Amenities**

Amenities	Recreation Facilities, Recreation Room
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	28
Zoning	R-G Residential
HOA Fees	420
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            URBAN-REALTY.ca

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.