

# \$679,900 - 127 Aquila Drive Nw, Calgary

MLS® #A2185835

**\$679,900**

4 Bedroom, 4.00 Bathroom, 1,475 sqft

Residential on 0.05 Acres

Glacier Ridge, Calgary, Alberta

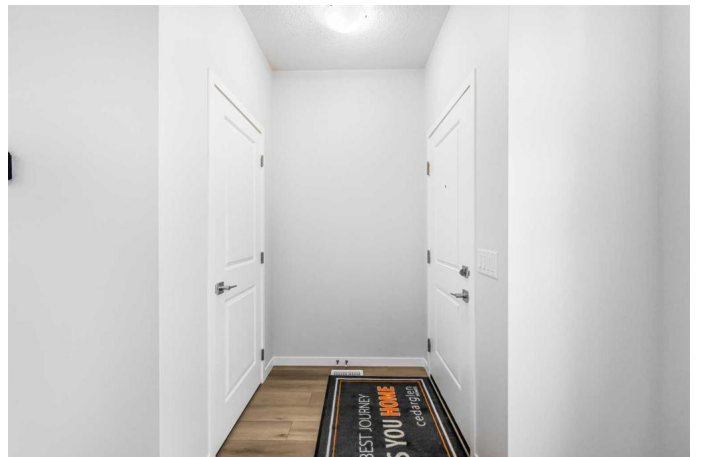
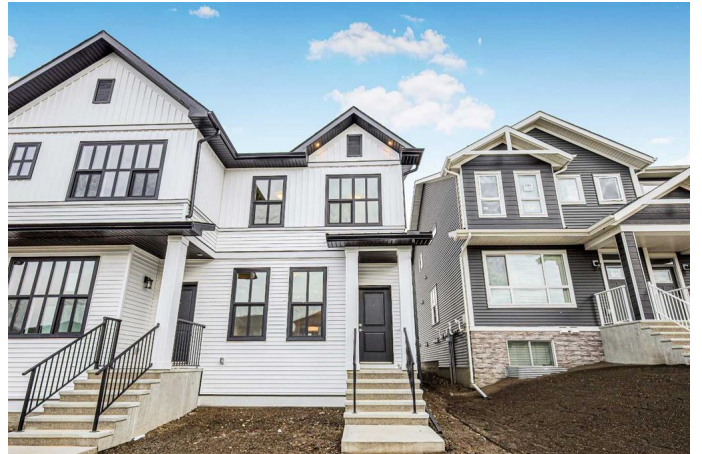
Welcome to this beautifully crafted 2024 home that perfectly blends modern sophistication with everyday functionality. This spacious residence features 3 bedrooms, 2.5 bathrooms, and an open floor plan designed to maximize natural light and create an inviting atmosphere.

The main floor includes a convenient office space, ideal for remote work or study. The kitchen is a culinary enthusiast's dream, showcasing a large island, stunning quartz countertops, recessed lighting, and a spacious pantry, all flowing seamlessly into the dining and living areas—perfect for entertaining.

Upstairs, you'll find three well-appointed bedrooms. The luxurious primary bedroom features a double vanity in the ensuite bathroom and a spacious walk-in closet. Two additional bedrooms provide comfort and easy access to a shared bathroom.

The one bedroom Legal Basement Suite still under construction offers an opportunity for a mortgage helper.

Step outside to a concrete deck that extends your living space, perfect for relaxing evenings. This brand-new home combines modern aesthetics with practical features, making it the ideal place to call home. Schedule a showing today!



Built in 2024

## Essential Information

MLS® #	A2185835
Price	\$679,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,475
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	127 Aquila Drive Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2C4

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Partially Finished, See Remarks, Suite

## Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete, See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	87
Zoning	R-Gm

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

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.