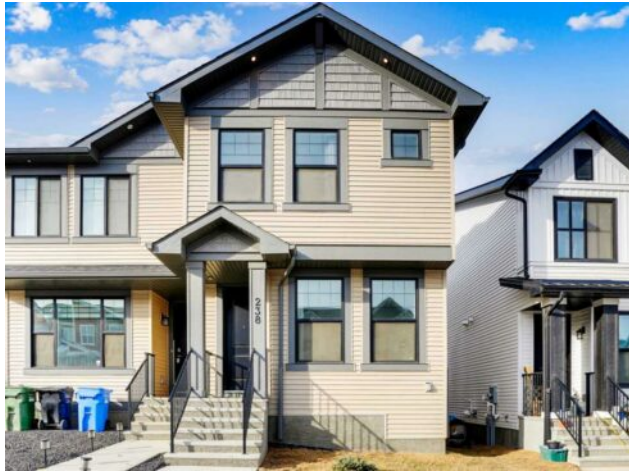


238 Aquila Drive NW
Calgary, Alberta

MLS # A2201929



\$697,500

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,836 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this immaculate home in Glacier Ridge, NW Calgary's most anticipated new community! This stunning 1,836.34 sq ft duplex home offers the perfect blend of modern design and functional living space. As you enter the inviting foyer, you'll immediately notice the soaring ceilings and generous 8.5-foot door heights that create an airy, open feel throughout. The main floor features a versatile flex room, ideal for a home office or cozy reading nook, and a bright mudroom at the back with a bench and built-in hooks for organization. The heart of the home is the gourmet kitchen, boasting a spacious walk-in pantry, deep cupboards, and built-in garbage and recycling sliders. Overlooking the open-concept great room and nook, it's perfect for entertaining or family gatherings. Upstairs, you'll find a generous bonus room/loft, ideal for family movie nights or a children's play area. The primary retreat offers a luxurious escape with its 4-piece ensuite and walk-in closet. Two additional bedrooms share a full bathroom with "jack and jill doors." An ample laundry room with plenty of shelves for linens completes this level. Outdoor living is enhanced by a large 17.2' x 8' balcony, perfect for summer barbecues or morning coffee, while the front concrete porch adds curb appeal. Throughout the home, deep closets provide extra storage space, ensuring a clutter-free environment. The walk-out basement is a blank canvas, ready for your personal touch. High ceilings on all three floors and modern, contemporary finishes elevate the overall aesthetic, making this house truly feel like a home. With its thoughtful design, premium finishes, and attention to storage and organization, this duplex represents the best of modern living in Calgary. It's an ideal choice for families and investors alike. Located in desirable Glacier Ridge, you'll enjoy access to 10 km's of pathways, nearby

amenities, and a quick 25-minute drive to downtown Calgary. This home offers the perfect balance of urban convenience and natural beauty. Call now to schedule your private viewing and experience the comfort, style, and potential of this exceptional home. Make your move to Glacier Ridge today and start living the life you've always dreamed of!