

142 Aquila Way NW  
Calgary, Alberta

MLS # A2203494



**\$725,000**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,744 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, No Neighbours Behind, Pie Shap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s)		

**Inclusions:** Window blinds only

Welcome to your future home complete with the Alberta New Home Warranty in the highly sought-after community of Glacier Ridge! This stunning detached property offers the perfect blend of modern comfort, energy efficiency, and spacious living that you've been dreaming of. As you approach the home, you'll immediately notice its attractive curb appeal, with a fully landscaped front yard and an attached garage providing convenient, secure parking. Step inside, and you'll be greeted by soaring 9-foot ceilings and an abundance of natural light streaming through the numerous windows, creating an open and airy atmosphere throughout. The heart of this 1,743.74 sq ft home is the upgraded kitchen, where you'll find yourself effortlessly entertaining friends and family. Imagine preparing meals on the sleek induction stove, surrounded by ceiling-height cabinets and a practical walk-in pantry. The adjacent living area flows seamlessly onto a large, low deck in the backyard &ndash; perfect for summer barbecues or quiet evenings under the stars. Retreat to your primary bedroom at day's end, complete with a luxurious 4-piece ensuite bathroom and a generous walk-in closet. Two additional bedrooms provide ample space for family members or guests, while a versatile bonus room offers endless possibilities for your lifestyle needs. This home isn't just beautiful; it's smart too. As a net-zero energy efficient property, you'll enjoy significant savings on utility costs while reducing your environmental footprint. The unfinished basement awaits your personal touch, allowing you to expand your living space as your needs evolve. Situated on a zero lot line with a big pie lot, this property maximizes outdoor space without compromising on privacy, thanks to the newly installed fence. The vibrant community of Glacier Ridge offers the perfect balance of suburban tranquillity and urban

convenience, with easy access to amenities and green spaces. Don't miss this opportunity to own a home that not only meets your needs today but is also designed for the future. Experience the joy of modern, sustainable living in one of Edmonton's most desirable new communities. Your dream home in Glacier Ridge awaits &ndash; schedule your viewing today!