



# 119 AQUILA Way Calgary Alberta

\$749,900

\$60,000 UPGRADES\*\* \*WITH LEGAL BASEMENT \*Welcome to completely DETACHED HOME in the NW community of Glacier Ridge. This meticulously upgraded residence is designed with high-end finishes and smart home features for modern living. 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. Cadence Model by Morrison Home with New Home Warranty. Enjoy 1,2,5,10 year new home warranty for total PEACE OF MIND. Upon entrance, you'll notice a nice size closet. The open-concept layout seamlessly connects the living, dining, and kitchen areas, perfect for daily living and entertaining. The well-appointed kitchen boasts sleek cabinetry, upgraded stainless steel appliances, and ample counter space, simplifying meal preparation. The adjacent dining area provides a cozy spot for family meals or gatherings with friends. All the appliances are upgraded; GAS Stove, Refrigerator and Dish washer with 3rd rack. Built in microwave. Additional spacious pantry with a glass door. Main level complete with a half bath room. 9 FOOT CEILINGS throughout the main level. Upgraded French Door clear glass insert to glass with mini blinds, Upgraded Pedestal Sink to Vanity Cabinet Solid Surface, Upgraded kitchen sink, Upgraded Level 1 Door Hardware, Light fixtures, Railing and Light smart switches. Beautiful vinyl flooring on the main level. HUGE WIDOWNS in living room, dining room and in the kitchen. Knockdown ceiling through out the house. Upstairs you'll find a spacious master bedroom with huge windows, with a walk-in closet and upgraded 4pc ensuite with window. 2 additional bedrooms with a common was...

Primary Bedroom 12.67 Ft x 11.50 Ft

Other 4.83 Ft x 5.00 Ft

3pc Bathroom 8.75 Ft x 4.92 Ft

Bedroom 9.92 Ft x 8.25 Ft

Bedroom 13.50 Ft x 8.33 Ft

Bedroom 10.25 Ft x 7.67 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Living room 14.42 Ft x 11.58 Ft

Dining room 9.50 Ft x 12.83 Ft

Other 5.92 Ft x 5.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Laundry room 7.83 Ft x 5.08 Ft

Kitchen 10.83 Ft x 9.25 Ft

Pantry 4.00 Ft x 2.00 Ft

Living room 11.92 Ft x 6.83 Ft

Kitchen 11.42 Ft x 12.83 Ft

Pantry 2.00 Ft x 2.00 Ft

2pc Bathroom 4.92 Ft x 5.08 Ft