



## 259 Aquila Way Calgary Alberta

\$699,000

Welcome to this bright and modern home, perfect for investors or first-time home buyers, offering over 1800 sq ft of livable space and a 10-year new home warranty valid until 2033. . As you step into the main floor, you will be greeted by abundant natural light and impressive 9' high ceilings. The contemporary day/night blinds provide flexibility to control the amount of light entering the home. The stylish kitchen is a chef's delight, featuring full-height cabinets for ample storage, a spacious island ideal for meal prep and baking, and a gas stove for efficient cooking. Additional highlights include built-in microwaves and a French door fridge with an ice maker. The tiled backsplash ensures easy cleanup after meals. Upstairs, you will find three generously-sized bedrooms and a convenient laundry room equipped with high-quality washer and dryer. The primary bedroom boasts a walk-in closet and a luxurious four-piece ensuite bathroom. The walkout basement offers a full bathroom and a wet bar, providing potential for extra income through short or long-term rentals. It's also an excellent space for elderly family members, eliminating the need for stairs, or it can easily be converted into a gym or home office. This home is conveniently located near top-notch shopping centers such as T&T Asian Market, Costco, Walmart, Co-op, Canadian Tire, Home Depot, H-Mart, and Winners. Just a 5-minute drive to the 201 Stoney Trail Highway, it is situated on a quiet and safe cul-de-sac. (id:6769)

Other 7.00 Ft x 7.42 Ft

3pc Bathroom 6.00 Ft x 7.58 Ft

Recreational, Games room 15.25 Ft x 15.00 Ft

Furnace 12.58 Ft x 7.67 Ft

Kitchen 13.00 Ft x 14.17 Ft

Living room 15.25 Ft x 12.50 Ft

Dining room 11.83 Ft x 11.25 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Other 8.58 Ft x 8.92 Ft

Other 10.25 Ft x 9.25 Ft

Primary Bedroom 11.50 Ft x 11.42 Ft

Bedroom 10.42 Ft x 8.25 Ft

Bedroom 9.92 Ft x 8.25 Ft

4pc Bathroom 7.17 Ft x 7.58 Ft

3pc Bathroom 4.92 Ft x 7.67 Ft

Laundry room 7.33 Ft x 5.25 Ft

Other 4.50 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



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**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca