



## 274 Aquila Drive Calgary Alberta

\$579,999

Welcome to this new semi-detached home built by Cedarglen Homes with a walk out basement and a deck. This is an Ideal purchase for a first-time home buyer or a perfect opportunity for any investor looking to build their portfolio and generate solid income. The front entrance leads through to the open and bright main floor plan with a kitchen ideal for those big parties. The main floor has a luxury vinyl plank flooring flowing effortlessly from the front foyer, large living room area and to the spacious gourmet kitchen with stainless steel appliance package, quartz counters, custom tile backsplash and custom cabinetry. Large pantry space and 2-piece powder room, and a mudroom area providing access to the balcony with a BBQ gas line. The upper level has been completed with 3 bedrooms including the master suite with a large walk-in closet and 3-piece ensuite complete with custom tile flooring, quartz counter, custom cabinetry and oversized shower plus a private laundry area and 4-piece main bath with high quality finishing's and tub shower. 2 additional bedrooms with walk in closet complete this floor. No expense was spared in the luxurious upgrades including upgraded flooring throughout, knockdown ceilings, fixtures, lighting, electrical and all appliances. The unfinished lower level of the home is equally impressive, featuring a walkout basement with big bright window that opens up to the backyard awaiting your creative imagination for a 1-bedroom legal suite (subject to permits & approval by the city). The backyard opens to the parking pad for a future double detached. This lovely home is situated in the prestigious Glacier Ridge community NW only 20-minute drives downtown and 5-minute drive to the train station. Call today and book a showing. (id:6769)

Family room 15.25 Ft x 10.83 Ft

Furnace 15.42 Ft x 20.25 Ft

Recreational, Games room 11.50 Ft x 14.33 Ft

Living room 10.42 Ft x 19.50 Ft

Kitchen 11.42 Ft x 15.00 Ft

Pantry 2.58 Ft x 3.67 Ft

Dining room 11.92 Ft x 13.00 Ft

Other 6.00 Ft x 5.17 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Other 8.00 Ft x 6.17 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Other 3.50 Ft x 4.75 Ft

Bedroom 9.83 Ft x 8.67 Ft

Other 3.50 Ft x 4.67 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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Other 3.58 Ft x 3.08 Ft  
Other 16.25 Ft x 7.58 Ft  
Other 4.92 Ft x 3.83 Ft

Bedroom 8.50 Ft x 9.75 Ft  
Primary Bedroom 10.17 Ft x 12.92 Ft