



## 282 Aquila Way Calgary Alberta

\$599,000

WALK OUT BASEMENT | Brand NEW 2024 BUILT | LARGE DECK | Fully Upgraded WITH EXTRA WINDOWS | Separate Entrance For LEGAL Basement Suite | Quick Possession | Comes with FULL NEW HOME WARRANTY | Welcome to this exquisite 3 Bed 2.5 Bath Single DETACHED home boasting over 1500 square feet of living space across the main and upper levels. Offering a unique open floor plan featuring an outstanding design for the most discerning buyer! This highly sought-after floorplan boasts an elevated and stunning GOURMET kitchen with a Flush Eating Bar and sleek stainless-steel appliances, including a French Door refrigerator, BUILT in microwave. The adjoining dining and living areas are bathed in natural light creating a warm and inviting ambiance. Access to the backyard facilitates effortless indoor-outdoor living. LARGE DECK to lounge during the summer months. Upstairs, discover three well-appointed bedrooms, including a lavish master suite with a private ensuite bathroom, two additional Spacious bedrooms and full bathroom. Completing the upper level is a convenient laundry room and BONUS ROOM. The BRIGHT 9' WALK OUT basement with a separate side entrance offers limitless potential, allowing you to customize to legal basement suite for Extra income. Located in a RIDGE community of GLACIER RIDGE with easy access to major roads like Stoney Trail, Sarccee Trail, and close proximity to popular stores like Costco, Co-Op, T&T Supermarket, and Walmart, this location offers the ultimate in convenience and accessibility. (id:6769)

4pc Bathroom 8.00 Ft x 5.00 Ft  
4pc Bathroom 5.08 Ft x 11.67 Ft  
Bedroom 8.17 Ft x 12.92 Ft  
Bedroom 8.58 Ft x 10.08 Ft  
Primary Bedroom 11.58 Ft x 14.50 Ft  
Family room 12.25 Ft x 10.00 Ft

Living room 12.33 Ft x 13.75 Ft  
Kitchen 10.75 Ft x 12.17 Ft  
Dining room 10.75 Ft x 10.33 Ft  
2pc Bathroom 5.92 Ft x 4.92 Ft  
Other 5.83 Ft x 12.83 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

<http://realestateyy.ca>



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**Mirror**

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