



115 AQUILA Way Calgary Alberta

\$614,900

****BRAND NEW HOME | IMMEDIATE POSSESSION | 3-Bed | 2.5-Bath | 1,596.6 sq. ft. | 9' Ceilings | Upgraded Kitchen | Modern Finishings | New Home Warranty.** Welcome to 69 Edith Mews NW in the sought-after new community of Glacier Ridge! Crafted and curated to perfection by the design, this never-lived-in home is ready when you are. Enjoy 1,596.6 sq. ft. of modern, OPEN CONCEPT living with 9-ft ceilings, luxury vinyl plank flooring on the main floor, and a gourmet kitchen that will take your breath away. The sun-lit kitchen features, QUARTZ countertops, stainless steel appliances, a chimney hood fan, and a show-stopping full wall designer tile backsplash. Upstairs you'll find a spacious master bedroom, with a walk-in closet and soothing 4pc ensuite, 2 additional bedrooms, and a convenient UPPER FLOOR LAUNDRY. This designer home comes with a flexible SMART HOME PACKAGE, including an all-in-one thermostat, video doorbell, and smart lighting. When it comes to reputation and AFTER POSSESSION CARE, multiple award winner Morrison Homes is truly a class unto itself. Enjoy 1,2,5, 10-year new home warranty for total PEACE OF MIND. All this in a thriving new community close to schools, endless retail, restaurants, and services on a lot just steps away from Glacier Ridge's new park and playground structure. This home will sell quickly, don't miss your opportunity! Schedule a private tour today. The location is simply superb, with an easy 10-minute stroll to an array of shops, restaurants, green spaces, and a playground. The majestic Rocky Mountains are less than an hour's drive away, allowing for endless exploration and adventure. Don't miss out on this exceptional opportunity to own your dream home. Contact me today to schedule a showing or reach out to your extraordinary realtor to secure your viewing promptly. Act swiftly, as this property won't remain available for long in this h...

Living room/Dining room 25.42 Ft x 19.08 Ft

Other 8.50 Ft x 5.58 Ft

3pc Bathroom 7.50 Ft x 5.00 Ft

Kitchen 11.42 Ft x 10.75 Ft

Office 8.50 Ft x 11.67 Ft

Bedroom 8.25 Ft x 9.50 Ft

Bedroom 9.50 Ft x 8.33 Ft

Primary Bedroom 13.33 Ft x 11.83 Ft

4pc Bathroom 8.42 Ft x 7.75 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

Laundry room Measurements not available

Other 4.67 Ft x 6.92 Ft

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

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