



238 Aquila Drive Calgary Alberta

\$664,900

Experience the pinnacle of modern living at 238 Aquila Drive NW, one of Glacier Ridge's largest and most beautifully upgraded walkout duplex. Step inside and be welcomed by sun-drenched, open-concept living spaces with 9-ft ceilings and luxury vinyl plank flooring, where natural light pours through extended windows, creating an inviting and airy atmosphere. The chef's kitchen is a culinary dream, featuring ENERGY STAR LG stainless steel appliances, quartz countertops, sleek cabinetry, a generous island, and a walk-in pantry, absolutely perfect for both everyday meals and entertaining. The main floor FLEX ROOM adapts effortlessly to your needs, whether as a home office, creative studio, or playroom, while the mudroom keeps life organized and clutter-free. Upstairs, retreat to a serene primary suite with a spacious walk-in closet and a spa-inspired ensuite, complemented by two additional bright bedrooms, a Jack & Jill bath, a VERSATILE LOFT for movie nights, and a laundry room with EXTRA shelving. The expansive walkout basement is filled with natural light and opens to a stone patio and a professionally landscaped, fully fenced yard—ideal for a recreation room, home gym, or future secondary suite. A secondary suite would be subject to approval and permitting by the city/municipality. Enjoy outdoor living on the impressive 17' x 8' balcony, perfect for morning coffee or sunset views over the northern coulees. Built in 2023, this NET ZERO home is equipped with triple-pane windows, tankless hot water, high-efficiency mechanicals, and Healthy Climate Solutions for whole-home air quality and year-round comfort. The paved alley and gravel parking pad offer convenient access and future garage potential. Move in with peace of mind—landscaping, fencing, and the 10-year Alberta New Home Warranty are complete and transferable. Enjoy unbeatable convenience with Beacon Hill, Sa...

Storage 3.42 Ft x 6.50 Ft

2pc Bathroom 4.33 Ft x 6.33 Ft

Dining room 12.33 Ft x 8.50 Ft

Foyer 4.92 Ft x 6.42 Ft

Kitchen 11.67 Ft x 17.17 Ft

Living room 15.92 Ft x 14.92 Ft

4pc Bathroom 4.92 Ft x 10.50 Ft

4pc Bathroom 7.50 Ft x 12.75 Ft

Bedroom 10.67 Ft x 13.08 Ft

Bedroom 8.00 Ft x 12.83 Ft

Bonus Room 16.00 Ft x 10.50 Ft

Laundry room 3.92 Ft x 7.83 Ft

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Listing Presented By:



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Other 4.42 Ft x 8.33 Ft

Office 11.00 Ft x 10.50 Ft

Pantry 4.33 Ft x 3.58 Ft

Primary Bedroom 10.67 Ft x 15.92 Ft

Other 5.00 Ft x 7.00 Ft

Other 4.17 Ft x 5.25 Ft