



## 251 Aquila Way Calgary Alberta

\$649,900

**\*\*BRAND NEW HOME | IMMEDIATE POSSESSION | 3-Bed | 2.5-Bath | 1,497.10 sq. ft. | Upgraded Kitchen | Modern Finishings | New Home Warranty.** Welcome to 251 Aquila way 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 1,497.10sq. 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. 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.. When it comes to reputation and AFTER POSSESSION CARE, multiple award winner Trico 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 highly competitive market. (id:6769)

Primary Bedroom 11.33 Ft x 12.92 Ft

Bonus Room 11.33 Ft x 7.92 Ft

Other 7.83 Ft x 3.00 Ft

Laundry room 4.08 Ft x 5.25 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Bedroom 10.33 Ft x 8.08 Ft

Bedroom 10.00 Ft x 8.50 Ft

Furnace 8.08 Ft x 6.92 Ft

Living room 12.17 Ft x 13.83 Ft

Other 8.42 Ft x 7.67 Ft

Dining room 10.58 Ft x 10.42 Ft

Kitchen 11.17 Ft x 13.17 Ft

2pc Bathroom 5.75 Ft x 4.92 Ft

Other 5.75 Ft x 3.75 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

4pc Bathroom 5.00 Ft x 11.58 Ft

Other 11.67 Ft x 11.83 Ft

Other 35.33 Ft x 15.33 Ft