



## 262 Aquila Way Calgary Alberta

\$689,900

Welcome to 262 Aquila Way NW, where thoughtful design meets future-forward living in Calgary's exciting new Glacier Ridge community. This standout 3 bed + den, 2.5 bath home brings the full package: a double detached garage that's insulated and drywalled, a separate side entrance with 9' basement ceilings (perfect for a future LEGAL suite - subject to approval and obtaining the necessary permits from the City), and a layout designed to grow with you. Recently featured in Avenue Magazine as Property of the Week, this nearly 1,800 sq ft Jayman-built home is smart, stylish, and energy-efficient. The main floor offers 9' ceilings, a main floor flex room, and a show-stopping kitchen with quartz counters, gas stove, walk-in pantry, and stylish finishes that actually feel as good as they look. Upstairs, you'll find the functionality most people crave: a bonus room, upper-floor laundry, and three bright bedrooms, including a sun-soaked primary bedroom with a walk-in closet and spa-inspired ensuite. And here's where this home truly shines: it comes equipped with solar panels, central A/C, a tankless hot water system, and smart home upgrades throughout--offering long-term efficiency and everyday comfort. Outside, enjoy a private pie-shaped, west-facing backyard --fully fenced for privacy and BBQ-ready with a gas line. Whether it's backyard hangouts or wide-open sunset views, you'll have space to unwind. Located on a quiet street, steps from future schools, trails, and the upcoming Glacier Ridge Village--featuring a skating ribbon, courts, toboggan hill, and more--this neighborhood is built for active lifestyles and community connections. With unbeatable curb appeal, a layout that makes sense and serious long-term potential, 262 Aquila Way NW isn't just a house--it's your smartest move yet. (id:6769)

Storage 18.08 Ft x 44.00 Ft  
 Living room 14.92 Ft x 10.33 Ft  
 Kitchen 12.58 Ft x 9.67 Ft  
 Dining room 12.67 Ft x 9.67 Ft  
 Office 13.83 Ft x 9.08 Ft  
 Foyer 13.25 Ft x 9.75 Ft  
 2pc Bathroom Measurements not available

Primary Bedroom 13.92 Ft x 14.50 Ft  
 Bedroom 9.17 Ft x 11.50 Ft  
 Bedroom 9.33 Ft x 11.50 Ft  
 Bonus Room 13.00 Ft x 10.58 Ft  
 4pc Bathroom Measurements not available  
 3pc Bathroom Measurements not available  
 Other 5.50 Ft x 8.50 Ft

Listing Presented By:



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