



# 115 Aquila Drive Calgary Alberta

\$589,999

**\*OPEN HOUSE SATURDAY OCT 5TH 12:00PM TO 3:00 PM AND SUNDAY OCT 6TH 1:00 PM TO 3:00 PM\***

Brand New Home | Walking Distance to Amenities | 2024 Build | 3- Bedrooms| 2.5 Bathrooms | Quartz Countertops| Stainless Steel Appliances | Dual Tone Kitchen Cabinets | Open Floor Plan | High Ceilings | Ample Natural Light | Recessed Lighting | Upper Level Laundry | Rear Parking | Paved Alley Access. Step into the future of luxurious living with this stunning, newly-built duplex in the thriving Glacier Ridge community! Completed in 2024, this exquisite home features 3 spacious bedrooms, 2.5 elegant bathrooms. Be captivated by the modern design and open floor plan from the moment you enter. The sun-drenched living room, with its ample natural light, sets the stage for memorable gatherings. Host dinner parties in the expansive dining area, perfect for large family meals. The state-of-the-art kitchen is a chef's dream, featuring sleek quartz countertops, stainless steel appliances, chic two-tone cabinets, and a stylish white backsplash. A convenient pantry ensures you'll never run out of storage space. The adjacent mudroom with closet storage provides easy access to the backyard. Ascend to the upper level to discover a sanctuary of comfort. The grand primary bedroom offers a walk-in closet and a luxurious 3-piece ensuite with a walk-in shower. Two additional bedrooms provide ample space for family or guests, sharing a well-appointed 4-piece bathroom. For ultimate convenience, the upper-level laundry is perfectly situated near the bedrooms. The basement, prepped with a side entrance and rough-in plumbing, is ready for your customization. It offers excellent potential as a mortgage helper by allowing you to create a secondary suite for extra living space. A secondary suite would be subject to approval and permitting by the city/municipality. Parking is a breeze with a rear double par...

2pc Bathroom 5.00 Ft x 4.92 Ft  
 Dining room 5.75 Ft x 10.67 Ft  
 Kitchen 10.00 Ft x 17.00 Ft  
 Living room 11.75 Ft x 27.50 Ft  
 3pc Bathroom 7.58 Ft x 4.92 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft  
 Bedroom 10.92 Ft x 9.17 Ft  
 Bedroom 10.58 Ft x 9.00 Ft  
 Primary Bedroom 10.92 Ft x 13.67 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://uzmasaiyed.ca/>

**RE/MAX Realty Professionals**

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