



# 146 Aquila Way Calgary Alberta

\$869,900

Welcome to your fully upgraded custom dream home in the sought-after community of Glacier Ridge, featuring 5 spacious bedrooms and 3 luxurious full bathrooms. As you enter, you'll be captivated by the modern upgrades and thoughtfully designed floor plan crafted by professionals. The main floor boasts a generous full-size bedroom and a stylish 3-piece bathroom with a tiled shower and modern fixtures, along with an oversized kitchen equipped with executive appliances, including a wall oven, gas cooktop, built-in microwave, and a stunning hood fan. The large island is perfect for entertaining, complemented by two-tone cabinets and showcase cabinetry with a pantry. The living room features a full-height tiled electric fireplace, while the dining room opens through an 8-foot patio door to a Landscaped south-facing backyard. Upstairs, you'll find 4 additional bedrooms and a bonus room, including three uniquely oversized bedrooms for kids or guests. The master suite, overlooking the backyard, includes a lavish 5-piece ensuite with a fully tiled shower, dual vanity sinks, a soaking tub, a water closet, and a walk-in closet. Additional highlights include oversized windows throughout, a separate basement entry, and an unfinished basement with two strategically placed windows ideal for future development. Glacier Ridge is a once-in-a-lifetime community in NW Calgary, developed by the esteemed Anthem and Ronmor, encompassing 832 acres and set to house 6,000 homes. Enjoy proximity to downtown Calgary (just 25 minutes away), extensive 10 km trails, and multiple school sites, including 4 elementary and 1 high school, with the future Glacier HOA (Glacier Ridge Village) adding even more value. This home offers more than words can convey -- call today to schedule your showing and experience the 3D tour (id:6769)

3pc Bathroom 2.67 M x 1.58 M

Bedroom 3.33 M x 2.41 M

Dining room 3.63 M x 2.59 M

Kitchen 3.38 M x 5.28 M

Living room 4.22 M x 3.30 M

4pc Bathroom 1.96 M x 2.57 M

Bedroom 3.53 M x 4.65 M

Bedroom 3.56 M x 3.25 M

Bedroom 3.33 M x 4.14 M

Bonus Room 4.47 M x 3.66 M

Laundry room 2.54 M x 1.83 M

Primary Bedroom 3.63 M x 4.09 M

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

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

