



218 Aquila Way Calgary Alberta

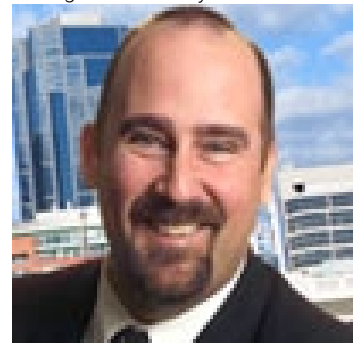
\$650,000

This beautiful home in the family-friendly community of Glacier Ridge offers a perfect balance of modern living and smart investment. The main floor features an open-concept layout that is ideal for entertaining, including a private home office and a fully upgraded kitchen with quartz countertops and premium Whirlpool appliances. The upper level includes three spacious bedrooms and a convenient laundry room. The primary bedroom serves as a private retreat with a large walk-in closet and a 5-piece ensuite bathroom featuring a bathtub, standing shower, and dual vanity. The two additional bedrooms are well-sized with standard closets, providing plenty of space for family or guests. A major highlight of this property is the fully legal, 2-bedroom basement legal suite. Built for total privacy with its own kitchen, laundry, and 4-piece bath, this space is completely "Airbnb ready" and serves as an excellent mortgage helper. The home is also equipped with modern smart features, including app-controlled lighting, smart locks, Ring doorbells, and solar panels to help reduce energy costs. Located just steps from two neighborhood playgrounds and only minutes away from Costco, T&T, and Co-op, this home offers incredible convenience. Whether you are looking for a comfortable family residence or a property with proven rental potential, this turnkey home is a must-see. (id:6769)

4pc Bathroom 9.00 Ft x 4.83 Ft
5pc Bathroom 9.00 Ft x 11.75 Ft
Bedroom 9.08 Ft x 15.67 Ft
Bedroom 9.17 Ft x 11.83 Ft
Primary Bedroom 13.67 Ft x 14.25 Ft
Other 5.50 Ft x 8.25 Ft
4pc Bathroom 7.50 Ft x 7.83 Ft
Bedroom 10.42 Ft x 9.00 Ft
Bedroom 11.33 Ft x 8.83 Ft
Family room 14.17 Ft x 8.25 Ft

Kitchen 14.17 Ft x 8.75 Ft
Furnace Measurements not available
2pc Bathroom 5.08 Ft x 5.33 Ft
Dining room 12.58 Ft x 6.83 Ft
Foyer 8.17 Ft x 9.50 Ft
Kitchen 12.58 Ft x 12.00 Ft
Living room 14.75 Ft x 10.50 Ft
Office 13.83 Ft x 8.75 Ft
Storage 5.75 Ft x 4.50 Ft

Listing Presented By:



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