



99 Aquila Way Calgary Alberta

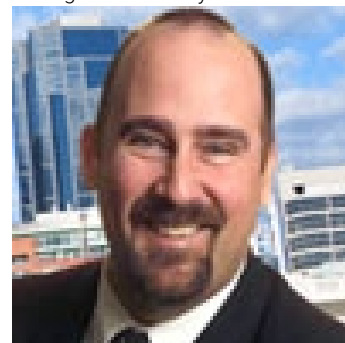
\$619,900

Welcome to Glacier Ridge, one of Calgary's most desirable new communities, celebrated for its scenic walking paths, open greenspaces, and strong sense of community. With future schools, nearby shopping, dining, and easy access to major routes including Shaganappi Trail, this vibrant neighbourhood offers the perfect balance of nature and urban convenience. Introducing this stunning 2023 Jayman BUILT Edward model detached home, meticulously crafted from design to completion and loaded with premium upgrades. Featuring 3 bedrooms, 2.5 bathrooms, and a detached double garage, this home stands out as a truly exceptional opportunity in its price range. Step inside to a bright and dramatic open-to-below main living area, enhanced by skylights and massive windows that flood the space with natural light. The main floor is finished with durable waterproof laminate flooring throughout, creating a seamless and modern look. The inviting living room showcases a sleek electric fireplace, perfectly complementing the stylish kitchen. The contemporary kitchen is beautifully appointed with quartz countertops, a range hood fan, striking white mosaic backsplash, and modern grey hardware, delivering a bold yet cohesive design. Upstairs, an additional staircase window continues to enhance the home's bright and airy feel. The primary suite offers a relaxing retreat, alongside two additional bedrooms and a full bathroom. Built with sustainability and efficiency in mind, this home includes: Built Green Canada standard construction, Triple-pane windows, 10 solar panels with micro-inverter system, Tankless water heater, UV air purification system for whole-home air quality, water filter system. Enjoy the benefits of a fully integrated smart home package, including: Amazon Echo Show 8 hub, Front door smart doorbell camera, Rear exterior camera with motion light, Ceiling-mounted TP-Link Wi-Fi ac...

Bedroom 8.42 Ft x 12.00 Ft
3pc Bathroom 5.00 Ft x 7.83 Ft
Primary Bedroom 12.00 Ft x 12.17 Ft
Bedroom 8.25 Ft x 12.00 Ft

4pc Bathroom 7.08 Ft x 4.08 Ft
2pc Bathroom 4.92 Ft x 4.92 Ft
Kitchen 7.75 Ft x 13.08 Ft
Dining room 14.67 Ft x 10.92 Ft

Listing Presented By:



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LPT Realty

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