

# \$564,999 - 90 Aquila Drive Nw, Calgary

MLS® #A2198238

**\$564,999**

3 Bedroom, 3.00 Bathroom, 1,418 sqft

Residential on 0.05 Acres

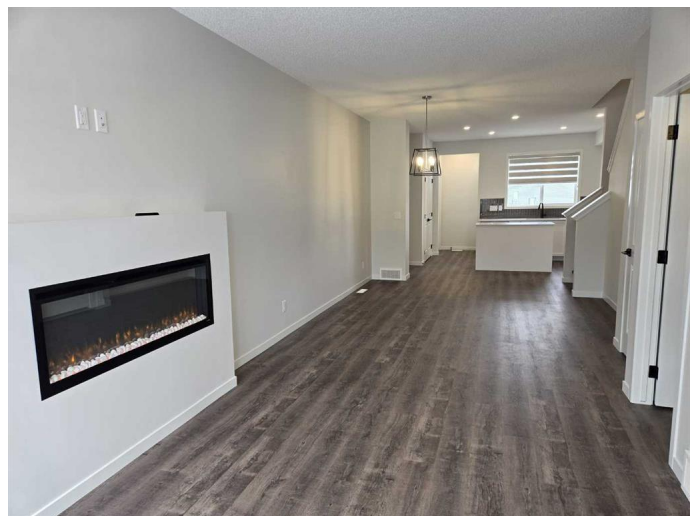
Glacier Ridge, Calgary, Alberta

90 Aquila Drive NW is a beautiful brand-new home in the desirable Glacier Ridge community. Designed with an open-concept layout, the main floor features a modern kitchen equipped with stainless steel appliances and stylish laminate flooring. The spacious layout seamlessly connects the living, dining, and kitchen areas, creating an inviting atmosphere for both daily living and entertaining. Recessed pot lights add a warm ambiance throughout.

Step outside to enjoy the backyard, complete with a deck—perfect for relaxing or entertaining. The home also includes a separate entrance to an undeveloped basement, offering endless possibilities to customize the space to suit your needs.

Upstairs, there are three spacious bedrooms and a convenient laundry room. The master bedroom boasts a private ensuite bathroom and a walk-in closet. Another bedroom also includes a walk-in closet for extra storage. Glacier Ridge is a thoughtfully planned community designed to blend with the natural beauty of the Rocky Mountain Foothills. Residents enjoy over 10 kilometers of scenic trails and pathways, making outdoor activities easily accessible.

Families benefit from future plans for multiple schools, including four elementary schools and a high school. Everyday conveniences are just



minutes away, with shopping centers like Sage Hill Quarter and Beacon Hill Centre nearby. The stunning landscapes and peaceful surroundings make Glacier Ridge a truly special place to call home.

A wonderful opportunity to own a brand-new home in a great neighborhoodâ€”make it yours today!

Built in 2024

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2198238               |
| Price          | \$564,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,418                  |
| Acres          | 0.05                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 90 Aquila Drive Nw |
| Subdivision | Glacier Ridge      |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3R 2C4            |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings                                      |
| Heating           | Forced Air  |
| Cooling           | Full  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished, Exterior Entry  |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Back Lane                          |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 194             |
| Zoning         | R-Gm            |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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