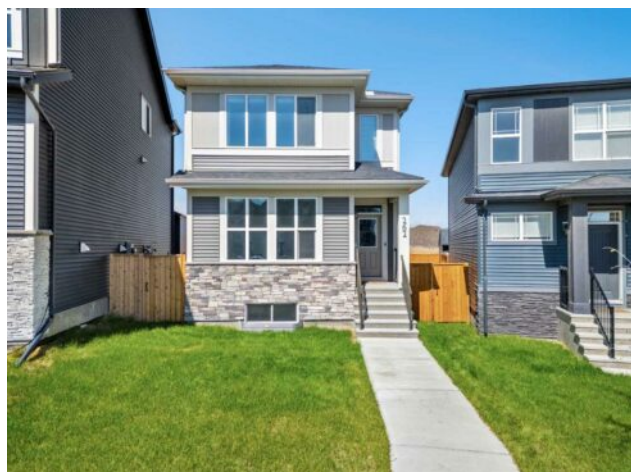


262 Aquila Way NW
Calgary, Alberta

MLS # A2241090



\$669,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Insulated, Rear Drive, Secure		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Stone Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Ecobee, flood lights, smart door lock, TV wall mounts

Modern design. Energy-smart upgrades. Future income potential. Better than new - this fully DETACHED Glacier Ridge 3-bedroom + MAIN FLOOR FLEX ROOM, 2.5 bath home checks all the boxes with 1,800 sq ft of beautifully crafted space on a LARGER, FULLY FENCED 3500 sf LOT plus a basement with SIDE ENTRY ready for your finishing touches. Best part is, it's priced to sell - this is currently the LOWEST PRICE detached home with a GARAGE and the LOWEST PRICE PER SF for detached homes in Glacier Ridge! And it's also the lowest price detached home with a garage & separate entrance (built after 2010) in all of N & NW Calgary! The main floor showcases 9 ft CEILINGS, a versatile front FLEX ROOM, and a stunning, open kitchen featuring QUARTZ countertops, GAS RANGE, WALK-IN PANTRY and contemporary finishes. A SEPARATE SIDE ENTRANCE and 9 ft BASEMENT ceilings offer future development potential, including a possible LEGAL suite (subject to City approval and permitting). Upstairs includes a central BONUS ROOM, UPSTAIRS LAUNDRY, and a spacious primary bedroom with WALK-IN CLOSET and spa-inspired ensuite. Two additional bedrooms and a full bathroom complete the upper level. Smart energy features include SOLAR PANELS, central A/C, TANKLESS HOT WATER system, and SMART HOME integration. The DOUBLE DETACHED GARAGE is insulated and drywalled. Enjoy summer in your large WEST-facing, pie-shaped backyard, which is already FULLY FENCED and ready for outdoor living with a GAS LINE for BBQ and open sky views. Located on a quiet street near future schools, trails, and the upcoming Glacier Ridge Village with skating ribbon, toboggan hill, and more—this home delivers lifestyle, flexibility, and long-term value.