

262 Aquila Way NW
Calgary, Alberta

MLS # A2224504



\$689,900

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| 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 | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | 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

OPEN HOUSE THIS SUN JUNE 29 FROM 2-4 PM!!! Welcome to 262 Aquila Way NW, a 1,799 sq ft home located in Calgary's new Glacier Ridge community. This 3-bedroom home features a main floor flex room, upper bonus room, and 2.5 bathrooms, including a spacious primary ensuite. The open-concept main floor includes 9' ceilings, stylish waterproof laminate flooring, and a bright kitchen with a gas stove, quartz countertops, and a water line to the fridge. Upstairs, you'll find three well-sized bedrooms, a bonus room for added flexibility, plush carpet throughout, and convenient upper-floor laundry. The home is equipped with six rooftop solar panels, making it about 40% more efficient than the average Calgary home. A tankless hot water system and central A/C provide efficiency and year-round comfort. The double detached garage is insulated and drywalled, with enough room for two SUVs. This beauty sits on a larger, pie-shaped lot and has a fully fenced west-facing backyard that offers privacy, sunshine, and open skies with no neighbors currently behind. It also has a BBQ gas line, making it ready for summer grilling and entertaining. The basement has a raised 9' ceiling and rough-in's for a bathroom and 2nd laundry, plus a separate side entrance, offering future development potential or the option for a legal suite (subject to city approval). It even has 2 windows at opposite ends to allow space to build 2 private bedrooms. Glacier Ridge offers access to future schools, walking paths, and the upcoming Glacier Ridge Village (expected winter 2026), which will include a skating ribbon, basketball and tennis courts, a toboggan hill, and outdoor recreation areas. The HOA supports family-friendly amenities and future community events. Built by Jayman, this home also includes triple-pane windows, an Ecobee smart thermostat, and

a tankless hot water system designed for long-term savings and efficiency. A well-designed, energy-efficient home on a quiet street in a growing community—262 Aquila Way NW is ready for its next owner.