

# \$786,000 - 278 Aquila Way Nw, Calgary

MLS® #A2177445

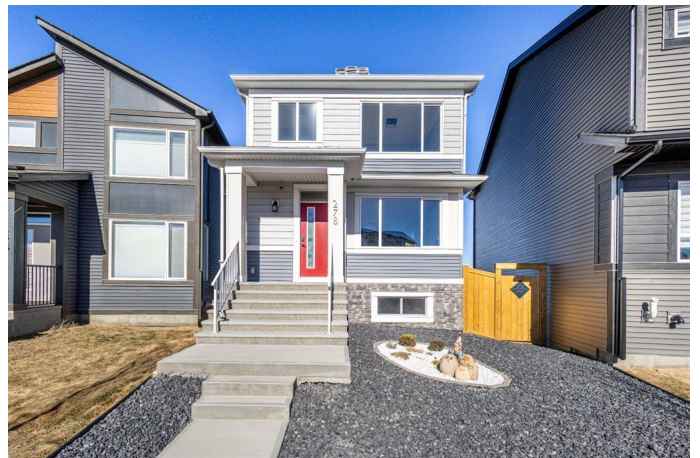
**\$786,000**

4 Bedroom, 3.00 Bathroom, 1,854 sqft  
Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Welcome to this stunning 1,854 sq. ft. walkout home situated on a spacious pie-shaped lot, offering 4 bedrooms and 3 full bathrooms—perfect for multi-generational living or those who work from home. Designed with an open-concept layout, this home is flooded with natural light from the large front and back windows, allowing you to enjoy the morning sunrise from the comfort of your living space and unwind in the evening with breathtaking sunset views from the deck. The modern kitchen is a chef's dream, featuring built-in appliances, sleek floor-to-ceiling cabinetry, and a spacious island, making it the perfect place for cooking, gathering, and entertaining. The second floor boasts luxurious LVP flooring throughout, while the oversized master suite impresses with two large front-facing windows, an additional side window for even more natural light, a generous walk-in closet, and a spa-like ensuite. A bonus room on this level provides the ideal space for family movie nights or a cozy retreat.

The walkout basement offers incredible potential, with large windows, a kitchen rough-in, and a completed bathroom, making it ready to be transformed into your dream space. Outside, the fully landscaped and side fenced, features a double detached garage, along with an additional parking pad large enough for an small RV, camper, or extra vehicles. Located in a vibrant community filled with parks, playgrounds, and scenic walking



trails, this home is just a 5-minute drive to T&T Supermarket, Walmart, Costco, and an array of fantastic restaurants, ensuring ultimate convenience at your doorstep. With its modern finishes, functional design, and unbeatable location, this home is truly a rare find. Book your private showing today!

Built in 2023

### Essential Information

MLS® #	A2177445
Price	\$786,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,854
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	278 Aquila Way Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Z1

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Built-in Features
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Appliances	Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Window Coverings, Electric Cooktop, Washer/Dryer Stacked
Heating	High Efficiency
Cooling	None
Has Basement	Yes
Basement	Full, Walk-Out, Exterior Entry, Unfinished

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	See Remarks, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 26th, 2025
Days on Market	9
Zoning	R-G

## Listing Details

Listing Office	Real Broker
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