

262 Aquila Way NW  
Calgary, Alberta

MLS # A2224504



**\$689,900**

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

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Vinyl  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | 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) |                   |     |
| <b>Inclusions:</b> | Ecobee, flood lights, smart door lock, TV wall mounts  |                   |     |

OPEN HOUSE THIS SUN JUNE 15 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.