

**299 Yorkville Road SW**  
**Calgary, Alberta**

**MLS # A2236391**



## \$739,900

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,113 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 299 Yorkville Road SW — a beautifully upgraded, nearly new home in the vibrant and fast-growing community of Yorkville. Boasting \$100,000 in upgrades, this thoughtfully designed property offers more than 2,100 sq. ft. of above-grade space, plus an additional 645 sq. ft. of professionally finished basement space, delivering exceptional comfort, style, and versatility. The main floor welcomes you with a bright, open-concept layout, enhanced by large west-facing windows that flood the space with natural light. The chef-inspired kitchen features a spacious island, sleek modern finishes, and a sunken mudroom that leads to a large walk-in pantry — an ideal design for busy households and effortless entertaining. Upstairs, you'll find 3-generously sized bedrooms, each with its own walk-in closet. The primary suite includes a stylish 4-piece ensuite, while the additional bedrooms share a well-appointed full bath. A central bonus room offers flexible space for a family lounge, playroom, home office, or media room. A conveniently located upper-floor laundry room adds to everyday ease. The professionally finished lower level (a ~\$50K builder upgrade) includes a separate side entrance, a spacious 4th bedroom, 1 full bathroom, and a versatile living area complete with rough-ins for a wet bar and washer/dryer. Perfect for multi-generational living or easy conversion into a rental suite, this level unlocks strong income potential. The home remains under the Alberta New Home Warranty program. Yorkville is a thoughtfully planned community with parks, playgrounds, and walking paths just steps away. Convenient access to Stoney Trail makes commuting a breeze, and nearby shopping, schools (Just 4 min to Ron Southern K-9 School), and amenities make this location as practical as it is peaceful. Don't miss your chance to own a truly move-in-ready

home in one of Calgary&rsquo;s newest and most exciting neighborhoods.