

25 Yorkville Green SW
Calgary, Alberta

MLS # A2313303



\$869,000

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|------------------|------------------------|---------------|------------------|
| Division: | Yorkville | | |
| Type: | Residential/House | | |
| Style: | 2 Storey Split | | |
| Size: | 2,348 sq.ft. | Age: | 2018 (8 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard | | |

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|--------------------|-----------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bathroom Rough-in, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to this beautifully maintained and thoughtfully upgraded family home in the desirable community of Yorkville. Offering over three levels of functional living space, this bright and spacious 2-storey split home features 5 potential bedrooms, 2.5 bathrooms, and a layout designed for modern family living. The open-concept main floor is filled with natural light and showcases a stunning kitchen with white cabinetry, quartz countertops, an oversized island, beautiful pantry, expanded storage, beverage fridge, and a gas line ready for a future gas range. Upstairs, you'll find a sunny bonus room with vaulted ceilings and a cozy gas fireplace, two generous secondary bedrooms, an upgraded laundry room, and a spacious primary retreat complete with a luxurious 5-piece ensuite. The fully developed basement adds incredible versatility with two additional finished rooms that can be used as bedrooms, a home office, gym, playroom, or den. One room features a custom built-in loft bed with integrated desk space, while a cold storage room offers excellent wine cellar potential. The basement bathroom is already plumbed and wired, awaiting your finishing touches. Step outside to enjoy the landscaped backyard with a gas BBQ hookup, lower patio dining area, pergola-covered seating space, and fenced dog run. The double attached garage has been enhanced with a professionally finished epoxy floor, providing a durable, polished, and easy-to-maintain space for parking, storage, or hobbies. Move-in ready and packed with thoughtful upgrades, this home offers the space, flexibility, and features you are looking for. Book your private showing with your favourite realtor today! *Photo of the bathroom in basement is a conceptual rendering showing potential renovations or finishes. Property is being sold in its current "as-is" condition.*