

24 Yorkville Terrace SW Calgary, Alberta

MLS # A2353543

\$880,000

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,922 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: All outdoor cameras and NVR equipment (Not Monitored), front door and deck door camera doorbells with indoor chimes, kitchen dining table and chairs, TV mount in kitchen

Where timeless architecture meets elevated living. Welcome to a home that was thoughtfully envisioned as a forever home, where every upgrade was carefully considered and every detail reflects a commitment to quality, comfort, and timeless style. Built by Mattamy Homes, this exceptional 1,922 sq. ft. residence showcases the distinguished Gregorian Colonial elevation, blending classic architectural charm with a fresh, contemporary sensibility. From the moment you arrive, the striking exterior makes a memorable first impression. Rich brick accents, elegant rooflines, crisp white trim, and timeless detailing create a facade that feels both stately and welcoming. Step inside and discover a beautifully curated interior where natural light, warm wood tones, and refined finishes come together to create an atmosphere of understated luxury. The heart of the home is its elevated, extensively upgraded kitchen, designed to be as beautiful as it is functional. Warm, natural-toned cabinetry, sleek modern hardware, premium-style integrated finishes, Fisher & Paykel appliances and a thoughtfully designed layout create a space worthy of both everyday living and effortless entertaining. Whether preparing an intimate dinner or hosting a lively gathering with family and friends, this kitchen sets the stage for memorable moments. The open-concept design flows seamlessly into the dining and living areas, allowing conversation and connection to unfold naturally. The inviting living room offers a sophisticated yet comfortable retreat, anchored by a stunning fireplace and a striking herringbone-inspired feature wall. Soft neutral tones, rich LVP flooring, and carefully selected finishes evoke the relaxed elegance of a European-inspired home – chic without being overstated, luxurious without sacrificing warmth. Large windows and expansive patio doors invite the outdoors in, creating a bright,

airy ambiance throughout the main living space. Every element of this home reflects the intention behind its design: not simply to build a house, but to create a home to be cherished for years to come. Extensive upgrades elevate the everyday experience, while the timeless palette and thoughtful finishes ensure enduring appeal. Beyond its beautiful finishes, this residence offers the kind of thoughtful planning that makes a lasting difference. From its impressive curb appeal to its inviting open-concept interior and fully finished basement, the home strikes that rare balance between elegance and practicality. This is more than a beautifully upgraded home — it is a home with intention, character, and a little je ne sais quoi. A place to entertain effortlessly, unwind beautifully, and create lasting memories. For the discerning buyer who appreciates thoughtful design, elevated finishes, and timeless charm, this family home is an invitation to fall in love.