

93 YORKVILLE Terrace SW
Calgary, Alberta

MLS # A2204967



\$708,900

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,930 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Open Floorplan, Pantry		

Inclusions: none

WELCOME TO LUXURIOUS LIVING IN YORKVILLE! This stunning 1,930+ sq ft Monarch model by Mattamy sits on a premium corner lot and showcases over \$70K in upgrades, ready for immediate possession. Bathed in natural light and surrounded by parks, the home features an open-concept layout with high-end finishes, a chef-inspired kitchen with quartz countertops, and a spacious island perfect for entertaining. The upper level offers three bedrooms plus a bonus room, a lavish primary suite with a spa-like ensuite, and a conveniently located laundry room. The 9-ft ceiling basement awaits your personal touch. Enjoy quick access to Stoney Trail, shopping, parks, and public transit. Don't miss this rare opportunity—book your private showing today!