

115 Yorkville Road SW  
Calgary, Alberta

MLS # A2206290

\$709,900

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,940 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	None		

Welcome to the epitome of luxurious living in Yorkville. Superb location with a Huge pond park behind it, this beautiful house has all you are looking for, This exquisite family home is one of the most popular modle (1940Sqft) by Mattamy builder on a view lot, Over 50k in upgrades, Spanning over 1940+ square feet of developed space on the main and upper floor, with an additional 862square feet of BASEMENT SPACE awaiting your creative touch, this residence exudes modern elegance and sophistication. Step inside to discover a sunlit open floor plan with fancy fire place accentuated by sleek architecture and upscale finishes that redefine the essence of luxury. The huge kitchen is a chef's delight, quartz countertops, and abundant storage space. A generous central island with an eating bar overlooks the sunny great room and dining area, perfect for entertaining guests or relaxing with family. Ascending to the second floor, you will find 3 good sized bedrooms + large bonus room; large master bedroom with beautiful pond view, luxury ensuite with double vanity sinks, and separated glass shower, functional laundry room with a new set of washer& dryer. you'll find a sizable bonus room, ideal for movie night with your families.Additional features of this home include: a brand-new water softener, EV rough-in, and a brand-new upgrade refrigerator. Every aspect of this home is meticulously designed for both comfort and functionality. residents enjoy access to shopping venues, dog parks, parks and scenic walking paths. With quick access to Stoney Trail, major highways, public transportation, and all the amenities Calgary has to offer, this location epitomizes convenience. Don't miss the chance to own a piece of paradise in Yorkville. Your dream home awaits&mdash;schedule a private tour with your realtor today and embark on the journey to extraordinary living.