



GRASSROOTS
REALTY GROUP

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21 Yorkstone Grove SW
Calgary, Alberta

MLS # A2223341



\$610,000

Division:	Yorkville		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,692 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: Curtain rods

Offered at \$610,000, this beautifully maintained semi-detached home in the growing southwest community of Yorkville combines space, convenience, and comfort in one incredible package. With over 1,690 sq.ft. of living space, 3 bedrooms, 2.5 bathrooms, an attached double garage, and smart layout upgrades, this 2019-built home is a must-see for families and professionals alike. The open-concept main floor features 9' ceilings, luxury vinyl plank flooring, and an abundance of natural light from oversized windows throughout. A stylish kitchen with quartz countertops, designer backsplash, stainless steel appliances, and a central island flows seamlessly into a spacious dining area and cozy living room. A large, private mudroom connects directly to the double garage - rare for semi-detached homes - and leads to a maintenance-free backyard, perfect for summer evenings. Upstairs, the private primary suite includes a walk-in closet and spa-inspired ensuite with dual vanities, a walk-in shower, and a separate soaker tub. Two additional bedrooms, a full bathroom, and a well-equipped laundry area round out this level. The unfinished basement offers endless potential for future development and has a rough for future bathroom. Located just steps from playgrounds and green spaces, and minutes from Macleod & Stoney Trail, top schools, golf courses, Spruce Meadows, and Silverado shopping, this home offers unbeatable access to both nature and amenities. Don't miss this opportunity - book your showing today and experience Yorkville living at its finest!