



GRASSROOTS
REALTY GROUP

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299 Yorkville Road SW
Calgary, Alberta

MLS # A2236391



\$729,900

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,113 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

****OPEN HOUSE SUN JULY 27TH 12-2pm****Welcome to 299 Yorkville Road SW — a beautifully upgraded, nearly new home in the vibrant and fast-growing community of Yorkville. Boasting \$100,000 in upgrades, this thoughtfully designed property offers more than 2,100 sq. ft. of above-grade space, plus an additional 645 sq. ft. of professionally finished basement space, delivering exceptional comfort, style, and versatility. The main floor welcomes you with a bright, open-concept layout, enhanced by large west-facing windows that flood the space with natural light. The chef-inspired kitchen features a spacious island, sleek modern finishes, and a sunken mudroom that leads to a large walk-in pantry — an ideal design for busy households and effortless entertaining. Upstairs, you'll find 3-generously sized bedrooms, each with its own walk-in closet. The primary suite includes a stylish 4-piece ensuite, while the additional bedrooms share a well-appointed full bath. A central bonus room offers flexible space for a family lounge, playroom, home office, or media room. A conveniently located upper-floor laundry room adds to everyday ease. The professionally finished lower level (a ~\$50K builder upgrade) includes a separate side entrance, a spacious 4th bedroom, 1 full bathroom, and a versatile living area complete with rough-ins for a wet bar and washer/dryer. Perfect for multi-generational living. This level unlocks strong income potential. The home remains under the Alberta New Home Warranty program. Yorkville is a thoughtfully planned community with parks, playgrounds, and walking paths just steps away. Convenient access to Stoney Trail makes commuting a breeze, and nearby shopping, schools (Just 4 min to Ron Southern K-9 School), and amenities make this location as practical as it is peaceful. Don't miss your chance to own a truly

move-in-ready home in one of Calgary’s newest and most exciting neighborhoods.