



**GRASSROOTS**  
REALTY GROUP

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**93 Yorkville Terrace SW**  
**Calgary, Alberta**

**MLS # A2237812**



**\$699,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!