



GRASSROOTS
REALTY GROUP

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24 Yorkville Road SW
Calgary, Alberta

MLS # A2244459



\$629,900

Division:	Yorkville		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,568 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Basement: Stove, Range Hood, Refrigerator, Washer, Dryer

****2 Bedroom Legal Basement Suite**** Corner Lot | Semi-Detached | Gorgeous Finishes | Open Floor Plan | Main Level Office | Stainless Steel Appliances | Large Windows | 3 Upper Level Bedrooms | Upper Level Laundry | Legal 2 Bedroom Basement Suite Developed by Builder | Side Entry | Basement Laundry | Rear Parking Pad | Great Sized Backyard. Welcome home to your stunning 2-storey semi-detached home with a legal 2 bedroom basement suite. This home boasts 1,568 SqFt throughout the main and upper levels with an additional 706 SqFt downstairs in the legal suite. The front door opens to a grand open floor plan with a foyer and closet storage, high ceilings and large windows. The open floor plan expands through the living room, dining room and kitchen with great space for entertaining friends and family. The kitchen is outfitted with stainless steel appliances, ample cabinet storage, laminate countertops and a centre island with barstool seating space. The main level office is a great bonus for anyone with a work-from-home lifestyle or can easily be used as a guest room. At the rear of the home is a 2pc bath and door to the backyard and rear parking area. Head upstairs to find 3 bedrooms with plush carpet flooring! The primary bedroom is a personal oasis paired with a walk-in closet and private 4pc ensuite. The ensuite has an extended single vanity with great storage below and a deep tub/shower combo. Bedrooms 2 & 3 are both a great size and share the main 4pc bath. The upper level hall laundry is conveniently located near the bedrooms for quick access! Downstairs is a legal 2 bedroom basement suite with a separate side entry and its own laundry! The legal suite has an open floor plan kitchen and rec room allowing for a comfortable living and dining space. The kitchen is outfitted with full height upper cabinets, stainless steel appliances and

lamine countertops. The two bedrooms are a great size on either side of the basement providing additional privacy to each bedroom. The 3pc bath has a walk-in shower and also holds the laundry room with a stacked washer/dryer. Outside is a great backyard with plenty of space for summer entertainment. The rear parking pad has lane access and additional street parking is readily available at the front of the home. Hurry and book your showing today!