



GRASSROOTS
REALTY GROUP

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19627 Sheriff King Street SW
Calgary, Alberta

MLS # A2247600



\$549,900

Division:	Yorkville		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,342 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Landscaped, See Remarks		

Heating:	Central, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan		

Inclusions: NA

Openhouse Sat Sept. 13th 2 - 4 p.m. This beautifully designed 1762 sqft home features an open-concept main floor with a striking tiled-to-ceiling fireplace, a gourmet kitchen with built-in oven & microwave, cooktop with chimney hood, roomy island with premium undermount sink, smart fridge with display, and upgraded cabinetry with wine glass holders. The main floor also offers a bright dining area and a conveniently located half bath. Upstairs, the spacious primary suite boasts a 4-piece ensuite with double vanity and tiled-to-ceiling glass shower, a large walk-in closet, and a private balcony—perfect for your morning coffee or evening cocktail. Two additional bedrooms share a 5-piece bath, and the upper-level laundry adds convenience to your daily routine. The fully finished basement includes a large 4th bedroom, a stylish 3-piece bath with tiled-to-ceiling standing shower, and a flexible space ideal for a gym, office, or media room. Enjoy year-round comfort with the double attached garage, plus a fenced front yard and welcoming porch overlooking a peaceful setting. Bonus features: water softener, doorbell camera, and smart lock. Located in the family-friendly Yorkville SW community, you’re surrounded by parks, shopping, and all the amenities you could need. Don’t miss this incredible opportunity—book your private showing today. This home won’t last long!