



GRASSROOTS
REALTY GROUP

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149 Yorkville Street SW
Calgary, Alberta

MLS # A2257110



\$768,500

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,842 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions:	Blinds
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Welcome to this spacious and stylish custom-built home by Mattamy Homes, located in the heart of Yorkville! With over 2,800 sqft of living space, this home features an open-concept layout with a large main floor, complete with a flexible office area or den. Upstairs, you'll find four generously sized bedrooms - each with their own walk in closet, a large bonus room, and convenient upper-floor laundry. The home offers 2.5 bathrooms, providing plenty of space for the whole family. The unfinished basement, with a separate entrance, is a blank canvas just waiting for your personal touch. Located just minutes from McLeod and Stoney Trail, Yorkville offers easy access to all the amenities you need. This community is perfect for nature lovers with walking trails, environmental reserves, and Fish Creek Park nearby. Plus, Yorkville features a central park and stunning Georgian-inspired brick homes. You've got to check out this amazing neighborhood – schedule a visit today!