



**GRASSROOTS**  
REALTY GROUP

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**281 Yorkville Road SW**  
**Calgary, Alberta**

**MLS # A2261558**



**\$779,900**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,322 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Basement: Stove, Range Hood, Refrigerator, Stacked Washer/Dryer

**\*\* Brand New Legal 1 Bed + Den Basement Suite \*\*** Gorgeous Family Home | 2,322 SqFt | Main Level Office | Expansive Open Floor Plan | Incredible Natural Light | Large Kitchen Island | Stainless Steel Appliances | Walk-in Pantry | Mud Room with Built-in Coat Storage | 4 Upper Level Bedrooms | Bonus Room | Upper Level Laundry | Separate Side Entry to Legal Basement Suite | Basement Bedroom & Den | Basement Laundry | Front Attached Garage | Driveway | Great Location | Close to All Amenities | Quick Access to MacLeod Trail. Welcome to this incredible 2-storey family home boasting 2,322 SqFt throughout the main and upper levels with an additional 746 SqFt downstairs in the legal basement suite. This home holds 5 bedrooms & 3.5 bathrooms throughout. The main level has an expansive open floor plan with large windows and ample natural light. The office is a great addition as it compliments a work-from-home lifestyle. The kitchen is outfitted with tons of cabinet storage, quartz countertops, stainless steel appliances and a kitchen island with barstool seating. Off the kitchen is a walk-in pantry and the mud room which leads to the double attached garage making the grocery drop easy! The dining and living rooms face the rear of the home with large West facing windows. The door between the living and dining leads to the backyard for an easy indoor/outdoor lifestyle. The main level is complete with a 2pc bath. Upstairs has plush carpet flooring adding to the comfort. This level has 4 large bedrooms, 2 bathrooms, a bonus room and full laundry room. The primary bedroom is paired with a walk-in closet and private 4pc ensuite with a tub/shower combo and an extended vanity with ample storage below. Bedrooms 2, 3 & 4 are all a great size and share the 4pc bath. The bonus room is exactly that! Bonus living space on the upper level provides your family with an additional

seating area. The full laundry room is a walk-in providing you with great space for storage. Downstairs, the legal basement suite has a separate side entrance that leads to a functional and stylish space. The kitchen is equipped with quartz countertops, stainless steel appliances and ample cabinet storage. The flex space can be used as either a living or dining area! The bedroom and den are separated by a 4pc bath. Your laundry area is ready for a stacked washer/dryer set. Outside is a Westerly backyard to enjoy in the summer months. The front attached double garage and driveway allow for 4 vehicles to park at any time and street parking is readily available too. Enjoy access to amenities including planned schools, an environmental reserve, and recreational facilities, sure to complement your lifestyle! Book your showing today!