



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

143 Yorkville Green SW
Calgary, Alberta

MLS # A2265597



\$814,900

Division:	Yorkville		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,277 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Basketball Hoop. Furniture is Negotiable

Welcome to luxury living! Pristine WALK OUT basement split storey home, high ceilings, an open plan, & premium finishings. The large kitchen is bright, lined with white cabinetry including pots & pan drawers, accented with subway tile and sparkling granite counter tops. The huge pantry has loads of storage for food & small appliances. An impressive center island with seating, and more cabinetry is perfect for preparation, casual meals or coffee & conversation. There is a dedicated dining space with easy access to the rear balcony. The spacious living room, adored with large windows makes this open plan perfect for family and friends to gather. Enjoy the tranquil great room with vaulted ceiling, fireplace, and access to the front, west facing terrace to take in the evening sunsets. A perfect space for relaxing. The upper level is home to the large primary suite with walk in closet & oasis like ensuite with dual sinks, a soaker tub & separate shower as well as 2 additional bedrooms, a 4 pc bath & laundry room. The front foyer is welcoming with open ceilings and plenty of space to receive your guests. The over sized double attached garage fits 2 full-sized vehicles (Yes it actually does!). The WALK OUT basement is a major feature and is ready for your development. This plan is no longer available in Yorkville, enjoy a beautiful, well laid out immaculate home that offers great functionality, paired perfectly with luxury. Oh and there is Central Air, & a water softener too!