



GRASSROOTS
REALTY GROUP

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**230 Yorkville Boulevard SW
Calgary, Alberta**

MLS # A2273638



\$680,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,959 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

The Monarch was uniquely designed to reimagine livability, with shorter hallways, brighter windows, an oversized quartz kitchen island, and a charming open concept main floor. Featuring a dream wrap-around veranda, large and plentiful windows to enjoy the natural light and all the extra space of a neighbourhood corner lot. Create your own private escape in the upper loft. Escape to your primary bedroom with a walk-in closet built for 2 and ensuite. Space will never be an issue with bedrooms 2 and 3 each having their own large closets. A separate side entrance and 9' foundation have been added to your benefit for any potential future basement development plans. 8 Solar panels are a standard inclusion on all Mattamy homes. *Photos & virtual tour are representative.