



GRASSROOTS
REALTY GROUP

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

143 Yorkville Green SW
Calgary, Alberta

MLS # A2280621



\$799,000

Division:	Yorkville		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,277 sq.ft.	Age:	2019 (7 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:	Basket Ball Hoop		

Experience exceptional luxury living in this pristine walk-out basement split-storey home, featuring high ceilings, an open-concept layout, central air and premium finishes throughout. The spacious kitchen is illuminated by natural light, white cabinetry, pots and pan drawers, subway tile, and granite countertops. The large pantry provides ample storage for food and appliances. The impressive center island with additional cabinets and seating is ideal for meal preparation, casual dining, and entertaining guests. Adjacent to the kitchen is a dedicated dining area with convenient access to the rear balcony. The expansive living room with large windows is perfect for relaxing or gatherings. The bonus room features a vaulted ceiling, fireplace, and direct access to the front west-facing terrace, allowing you to enjoy evening sunsets in comfort. The upper level boasts a generous primary suite complete with a walk-in closet and a spa-inspired ensuite with dual sinks, a soaker tub, and a separate shower. Two additional bedrooms, a four-piece bath, and a laundry room provide further convenience. The large front foyer has an open ceiling and ample space to welcome family and friends. An oversized double-attached garage comfortably accommodates two full-sized vehicles. A key feature of this property is the walk-out basement, which remains ready for your personal development. This particular floor plan is no longer available in Yorkville. A unique opportunity to own a meticulously maintained, well-designed home that blends functionality with luxury. Walking paths, ponds, shopping, eateries, coffee shops, professional services are all close by.