



**73 Yorkstone Heath SW  
Calgary, Alberta**

**MLS # A2299650**



**\$880,000**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	2,917 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub		

**Inclusions:** 2nd fridge in basement, 2nd washer and dryer in basement, hood fan and microwave in basement

WOW! I don't even know where to start with this amazing home! So much space and room to grow in this IMMACULATE home that still shows like brand new! As you enter the home you are greeted with a spacious entrance and as you come up a few stairs to the main living areas you have a convenient private office space, a WIDE OPEN floor plan in the kitchen, living room and dining areas! The kitchen is a chefs dream with a HUGE island, quartz countertops, loads of cabinet space, cooktop, built in wall oven, central sink in the island, chevron style backsplash, a walk in pantry and upgraded lighting! The living room features a floor to ceiling stone wall where the gas fireplace ties in seamlessly, beautiful vinyl flooring throughout the main floor, a generous sized dining area that can accommodate a massive table if needed and there is access to the back yard from the living/dining areas! As we make our way upstairs you have a totally separate and HUGE bonus room with soaring vaulted ceilings and tons of natural light! As we keep going upstairs to the bedrooms there is an upper level laundry room with a sink , the primary bedroom is awesome and it has a sunny south exposure, a walk in closet that is massive and the ensuite bathroom has dual sinks, quartz counters, soaker tub and a separate shower! The remainder of the upper level features THREE more bedrooms (all a great size!) and another full bathroom with dual sinks as well! As if that wasn't enough we ALSO have a fully finished basement with a side entrance, kitchen area (no stove) but there is a second fridge, additional washer and dryer, tons of storage and a 5th bedroom as well as a large living area that could be suited in the future if needed. This home has it ALL - in addition to all of this there is also a professionally built dog wash area in the mudroom, south facing back yard that will have brand new

sod installed soon, a double front attached garage, super close and convenient to all of the areas amenities, schools, parks, playgrounds, golf courses, Stoney and McLeod trails! This home is one of the special ones you don't see very often and is ready for the new owners to love it as much as the current ones do! Don't miss this one!