



**330 Yorkville Road SW
Calgary, Alberta**

MLS # A2145028



\$890,000

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,960 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this stunning 2-story split home built in 2023 in the upcoming SW community of Yorkville, proudly built by Mattamy Homes. This home features 4 bedrooms, 2.5 bathrooms, double attached garage that's insulated and drywalled, a large bonus room, and numerous upgrades throughout. As you step inside, you're greeted by a spacious foyer and a den ideal for a home office. The main floor boasts an open layout, 8' doors, knock down ceiling, with a grand kitchen fully equipped with quartz countertops and top-of-the-line appliances. Looking up you can admire the beautifully upgraded cabinetry to the top of the ceiling with valance lighting and the 36" chimney Hood! Adjacent to the kitchen is a dining area, perfect for large family gatherings. Steps away is the bright and airy living room overflowing with natural light. And for those cooler evenings, cozy up by the beautiful upgraded electric fireplace with a family movie. A few steps up from the main floor, the bonus room with high vaulted ceilings offers a versatile space for game nights, a kids' living room, or additional entertainment space. On the third level, you'll find 3 spacious bedrooms sharing a full bath. A large primary bedroom featuring a walk-in closet and an ensuite bath oasis with double vanity, separate soaker tub and an enclosed glass shower with tiles all the way around. The upper level is completed by a conveniently located laundry room. This home includes upgrades such as Hunter Douglas blinds, luxury vinyl plank (LVP) flooring, an air conditioner, and a reverse osmosis water filter. The undeveloped basement, ready for your finishing touches, offers a separate side entrance, washer/dryer hookup, wet bar rough-in, and bathroom rough-in, making it ideal for a mortgage helper, Airbnb unit, or mother-in-law suite. Experience luxury living in Yorkville with modern conveniences and thoughtful

design. Schedule your viewing today and make this exceptional home yours!