



**52 Yorkstone Grove SW
Calgary, Alberta**

MLS # A2150928



\$799,900

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,648 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Few Trees, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Exhaust Fan, Fireplace(s), Forced Air, Humidity Control, Zoned	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: Telus 24 Hour security, Garage shelving, Blinds, TV mounts

With over 2600 square feet of living space and built on wide lot, this house really is the perfect place to call home. The large bright entrance welcomes you to this warm and inviting home as vinyl plank flooring runs throughout the main floor which comes with 9 FT CEILING and 8 FT DOORS. The generous sized UPGRADED KITCHEN offers granite countertops, a sit-up breakfast bar with stainless steel appliances and a HUGE PANTRY. The cozy living room has a gas fireplace and plenty of room for all your furnishings. To complete the main floor you will find a 2-piece bathroom and a large size den that could easily be used for a child's playroom. Upstairs you are welcomed by a LARGE BONUS ROOM which is separated from the rest of the upstairs. Upper level has 9 FT CEILING, here you will find 4 bedrooms, one of which is the enormous master bedroom with a beautiful 5-piece ensuite with his and her sinks and a large tiled/glass door walk-in shower. Just down the hall is another 5-piece bathroom, again with his and her sinks. This makes a perfect bathroom for guests and other members of the family to share, leaving enough room for everyone! The convenient upstairs laundry room completes the upper floor and has lots of space and a window. Outside in the back yard you will find a charming cement BBQ area. The basement with a SIDE ENTRANCE is undeveloped and awaits your ideas! This property boasts a fantastic location, close to Silverado Shopping Center, Yorkville Pond, Yorkville Central Park and playground. Close to Ron Southern School, South Health Campus, Spruce Meadows, Stoney and Macleod Trail. BOOK YOUR SHOWING TODAY!!!