



**68 Yorkville Passage SW
Calgary, Alberta**

MLS # A2201903



\$729,900

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,114 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Oversized, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Pie Shaped Lot, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Silent Floor Joists, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Alarm & Door bell (no Contract), mount for TV

**** QUICK POSSESSION READY **** Shop and compare! ****** This popular Mattamy home model has the best home quality you want! This large 2-story has over 2113+ sq ft of bright, airy living space and a coveted basement side entry. Pinterest details include modern decor & colors, custom trims/baseboards, high 9' ceilings, and "CHEFS STYLE KITCHEN," making this a perfect entertaining home. Gorgeous kitchen with island / flush breakfast bar, huge walk-in pantry, white QUARTZ counters, under cabinet lighting, dramatic island with an undermount stainless steel sink, recessed pot lights, stainless steel appliances, and white subway tile backsplash detail. It is an exquisite home. The main floor family room also has a sleek fireplace & lots of room to relax. Upstairs, you'll find three bedrooms, an upper laundry room & a bonus room with white railings, and a storage closet. The primary bedroom features a 4-piece ensuite - his & hers stations (Upgraded separate shower) and an oversized walk-in closet. Exterior: Two side yards (not a zero lot line), cement fiber siding, and covered entry. The pie-shaped backyard is fully fenced and landscaped — this home is ready to move into and enjoy! Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!