



GRASSROOTS
REALTY GROUP

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14 Yorkstone Manor SW
Calgary, Alberta

MLS # A2226663



\$870,000

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,289 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Asphalt, Concrete	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Pantry		

Inclusions: 2 DISHWASHERS, WASHER/DRYER, STACKABLE WASHER/DRYER, 2 REFRIGERATORS, 1 GAS STOVE, 1 ELECTRIC STOVE, 2 OVER THE RANGE MICROWAVE, WINDOW BLINDS.AC and Water Softener (check the Comments)

Welcome to 14 Yorkstone Manor SW, a beautifully maintained and modern home located in the sought-after community of Yorkville. This spacious property offers a total of 5 bedrooms and 3.5 bathrooms, with a layout designed for both style and functionality. The home features impressive 9 ft ceilings on both the main and upper floors, creating an airy, open feel throughout. The upper level includes four generously sized bedrooms, two full bathrooms, and a convenient laundry room. On the main floor, you'll find a bright open-concept living space complete with an electric fireplace, a private den, a powder room, and a sleek kitchen featuring a gas stove, pantry, and modern finishes. The fully finished legal basement suite offers a separate side entrance, one bedroom, a full bathroom, family room, kitchen, and its own laundry area, ideal for extended family or rental income. To ensure privacy and comfort, the basement ceiling has been upgraded with Rockwool insulation and Sonopan panels for added soundproofing. Still under builder warranty, this home is move-in ready and offers exceptional value. Located close to parks, pathways, and major roadways, 14 Yorkstone Manor SW is a perfect blend of luxury, practicality, and investment potential. Note: The AC unit and water softener are currently under lease. The leases must be transferred prior to the possession date. The monthly lease payment is \$80 for the AC unit and \$40 for the water softener.