



GRASSROOTS
REALTY GROUP

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167 Yorkstone Way SW
Calgary, Alberta

MLS # A2295135



\$890,000

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,414 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Kinetic Water System, Desk and Cabinets in Office, Storage Cabinets in Entrance		

Set on a prominent corner lot in Yorkville, this fully finished 2,414 sq ft home makes a strong first impression with its upgraded Georgian Colonial exterior—an elegant blend of brick and Hardie board, complemented by a welcoming wraparound front porch that adds both charm and usable outdoor space. Inside, the layout is both functional and refined. The main level features 9' ceilings and durable LVP flooring, with a spacious kitchen designed to anchor the home. Quartz countertops, full-height cabinetry, a built-in wall oven, and a distinctive curved island bring both style and practicality together. The living room is warm and inviting, centred around a 45" fireplace with a full-height tile surround, while the dining area offers a natural space for everyday meals or hosting. There's a main floor office with a built-in desk and cabinetry that stays, and a mudroom that goes beyond standard—with a built-in dog wash that doubles as the perfect spot for muddy boots or cleanup after a long day. Upstairs, enjoy the grand feeling of 9' ceilings with four well-proportioned bedrooms, including a primary suite with a 5-piece ensuite and walk-in closet. There's even a bright bonus room, adding flexibility for relaxing or gathering, and the laundry room is finished with custom-built-in cabinetry for added convenience. A second full 5-piece bathroom, with an additional central cabinet, completes the upper level. The builder professionally finished the basement, extending the living space with a large family room, a fifth bedroom, a 3-piece bathroom, and a substantial storage area. The pool table can be included, creating an easy transition into a fully usable lower level. Outside, the landscaping is complete and thoughtfully designed, featuring a large low-maintenance deck, stonework, and a fully fenced yard that's ready to enjoy. The corner lot

provides additional light and space, complemented by a double-attached garage, driveway, and ample street parking. The home is also equipped with a Kinetico water system, adding an extra layer of everyday comfort and quality. Yorkville is a growing southwest Calgary community known for its wide streets, planned green spaces, and pathway connections. With convenient access to Macleod Trail and Stoney Trail, along with nearby shopping, dining, and everyday amenities, it offers a balanced lifestyle with both accessibility and room to grow. A well-executed home with meaningful upgrades, a functional layout, and a finished outdoor space that's ready from day one.