



GRASSROOTS

REALTY GROUP

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**25 Yorkstone Row SW
Calgary, Alberta**

MLS # A2296058



\$709,900

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,715 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Suite - Dishwasher, Refrigerator, Stove, Washer, Dryer,

NEW PRICE. The Best Value for a Legally Suited Home in the area. Step into a home that feels brand new—because it practically is. Lovingly maintained and only lived in for just over a year, this exceptional property offers modern comfort, thoughtful design, and outstanding value in the community. From the moment you enter, you’re welcomed by a bright, open-concept main floor featuring expansive windows that flood the space with natural light. Stylish vinyl plank flooring flows seamlessly throughout. The contemporary kitchen is the heart of the home, complete with a large island, stainless steel appliances, and ample space for entertaining. A convenient 2-piece powder room completes the main level. Upstairs, you’ll find three generously sized bedrooms, including a beautiful primary retreat with a walk-in closet and a luxurious 4-piece ensuite showcasing a double vanity. A versatile family room, an upper-level laundry room, and an additional 4-piece bathroom provide comfort and functionality for everyday living. Adding incredible value is the fully LEGAL basement suite with a separate entrance—perfect for extended family or rental income. This well-appointed space includes a bedroom, 4-piece bathroom, den, and a modern kitchen with breakfast bar seating. There is a second washer and dryer in lower suite. There is a TANKLESS hot water system providing unlimited hot water for the entire home. Offering unmatched value for a single-family home with a legal suite, this is a rare opportunity to own a nearly new home that truly has it all.