



GRASSROOTS

REALTY GROUP

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**17 Yorkstone Way SW
Calgary, Alberta**

MLS # A2302407



\$949,900

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,784 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 17 Yorkstone Way SW, an exceptional and extensively upgraded home located in the sought-after community of Yorkville in Southwest Calgary. Thoughtfully designed with both elegance and functionality in mind, this impressive residence offers 5 bedrooms and 3.5 bathrooms, including a fully finished basement, making it ideal for growing families and those who appreciate refined living. The main floor showcases a bright, open-concept layout enhanced by high-end finishes, modern design elements, and quality craftsmanship throughout. The gourmet kitchen is a standout feature, offering upgraded cabinetry, premium finishes, and ample workspace, complemented by a dedicated spice kitchen—perfect for added convenience and keeping the main kitchen pristine. The space flows seamlessly into the spacious dining and living areas, ideal for both everyday comfort and upscale entertaining. Upstairs, you are welcomed by a large bonus room, providing an additional living space ideal for a media room, family lounge, or home office. The upper level also features generously sized bedrooms, including a well-appointed primary retreat complete with a stylish ensuite designed for relaxation. The fully developed basement extends the home’s living space with an additional bedroom and a full bathroom, offering flexibility for guests, extended family, or recreational use. Step outside to a maintained, fully fenced backyard with a deck, perfect for outdoor entertaining and summer enjoyment. The inviting front porch adds charm and curb appeal, creating a warm and welcoming first impression. Situated in the growing and vibrant community of Yorkville, this home offers a perfect blend of modern luxury, space, and lifestyle, with convenient access to parks, pathways, and future amenities. A rare opportunity to own a move-in ready, upgraded home in

one of Southwest Calgary's emerging communities.