



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

115 Yorkville Road SW
Calgary, Alberta

MLS # A2310875



\$689,900

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,940 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Bidet toilet

Property Highlights Premium View Lot: Backs directly onto a massive, scenic Wetland park with a highly desirable, sun-drenched South-facing backyard—perfect for daily relaxation and outdoor enjoyment. Renowned Builder & Model: Built by Mattamy Homes, featuring one of their most popular layouts, offering over 1,940 sq. ft. of modern, open-concept living space above grade. Upgraded to Perfection: Loaded with over \$50,000 in premium upgrades including but not limited to Georgian Colonial Elevation with luxury brick siding, Premium light filtering Zebra blinds, Water softener, EV charger, Smart bidet toilet, Pot lights, soft close Drawers, quartz counter tops, Fireplace, TV mount, Bathroom tiles up to the ceilings, LVP throughout the main floor, 8lbs carpet pad throughout 2nd floor and the stairs, etc Premium Perks & Energy Efficiency: EV-Ready: Built-in electric vehicle (EV) and wired for your Tesla in the garage. Smart Upgrades: Equipped with a brand-new water softener and a modern bidet toilet on the main floor. Unbeatable Location: Community Perks: Nestled in the desirable community of Yorkville, just steps from local shopping, parks, dog parks, and scenic walking paths. Commuter’s Dream: Quick, effortless access to Stoney Trail, major highways, public transit, and everything Calgary has to offer. The Main Floor (Designed for Entertaining) Sunlit Open Layout: Features a bright, sophisticated great room accented by a sleek, modern fireplace. Chef’s Dream Kitchen: A massive, gourmet kitchen boasting premium quartz countertops, an upgraded brand-new refrigerator, and abundant soft closing cabinets, drawers and cupboards. Central Gathering Hub: A generous central island with an eating bar seamlessly overlooks the dining area and great room—ideal for hosting family and friends. The Upper Floor (Your Private

Retreat) Palatial Primary Suite: A large master bedroom offering serene, unobstructed view of the wetland, a luxury ensuite with a double-vanity sink, quartz countertop and an upgrade separate 10mm glass shower with bar and a window. Versatile Bonus Room: A sizeable, central bonus room perfect for family movie nights or a secondary lounge area. Generous Secondary Bedrooms: Two additional spacious bedrooms sharing a functional layout main bathroom Convenient Laundry: Dedicated second-floor laundry room equipped with a brand-new washer and dryer set for your convenience The Basement (Untapped Potential) Additional 862 sq. ft. of unfinished basement space, a blank canvas awaiting your creativity.