



25 Yorkville Green SW
Calgary, Alberta

MLS # A2313303



\$869,000

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,348 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained and thoughtfully upgraded family home in the desirable community of Yorkville. Offering over three levels of functional living space, this bright and spacious 2-storey split home features 5 potential bedrooms, 2.5 bathrooms, and a layout designed for modern family living. The open-concept main floor is filled with natural light and showcases a stunning kitchen with white cabinetry, quartz countertops, an oversized island, beautiful pantry, expanded storage, beverage fridge, and a gas line ready for a future gas range. Upstairs, you'll find a sunny bonus room with vaulted ceilings and a cozy gas fireplace, two generous secondary bedrooms, an upgraded laundry room, and a spacious primary retreat complete with a luxurious 5-piece ensuite. The fully developed basement adds incredible versatility with two additional finished rooms that can be used as bedrooms, a home office, gym, playroom, or den. One room features a custom built-in loft bed with integrated desk space, while a cold storage room offers excellent wine cellar potential. The basement bathroom is already plumbed and wired, awaiting your finishing touches. Step outside to enjoy the landscaped backyard with a gas BBQ hookup, lower patio dining area, pergola-covered seating space, and fenced dog run. Move-in ready and packed with thoughtful upgrades, this home offers the space, flexibility, and features you are looking for. Book your private showing with your favourite realtor today! *Photo of the bathroom in basement is a conceptual rendering showing potential renovations or finishes. Property is being sold in its current 'as-is' condition.