



**69 Yorkville Green SW
Calgary, Alberta**

MLS # A2319694



\$899,000

Division:	Yorkville		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,283 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, No Back Lane, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: 11' upright umbrella is negotiable as is primary bedroom suite. Telus security system could stay or go.

Directly across from Yorkville's scenic pond and pathway system, this gorgeous home offers a rare combination of elevated design and finishings, exceptional craftsmanship. This is a lifestyle you'll look forward to coming home to every day. Enjoy unobstructed water views, peaceful walking paths (you are just a 6 minute walk to Silverado Marketplace), and beautiful sunrises from the home's lovely, half-covered upper balcony. This will quickly become a favourite place to enjoy morning coffee, evening drinks, or to simply watch the ducks float and the seasons change. The quality and care (the fit and finish) of this home is instantly apparent when you walk in the front door. This home showcases an impressive level of finish and care with premium materials and extensive upgrades (engineered hardwood, glass railings, granite, potlights, etc.). The backyard is beautifully framed by mature aspens that provide both privacy and shade, creating a tranquil outdoor retreat with multiple spaces for relaxing and entertaining. Large rear windows welcome abundant natural light while maintaining a comfortable sense of privacy with UV/privacy film on the windows. With almost 3100 sq ft of developed space, this home features 3 bedrooms and 2.5 bathrooms above grade, plus a developed walk-up basement complete with a fourth bedroom, spacious family room, 4-piece bathroom and storage space, too! There is also a rough-in for bar/kitchen sink so this really is flexible living space ideal for family use, guests, extended family, or maybe for multi-generational living. A rare opportunity to own a meticulously cared-for home in one of Yorkville's most desirable locations, where pond views, pathway access, and exceptional quality come together in one remarkable property. This home presents a compelling alternative to building new.