



142 Yorkstone Way SW
Calgary, Alberta

MLS # A2322655



\$819,900

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| Division: | Yorkville | | |
| Type: | Residential/House | | |
| Style: | 5 Level Split | | |
| Size: | 2,464 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Ma | | |

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|--------------------|--------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bathroom Rough-in, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to this stunning, fully air-conditioned 5-level split home located in the growing and family-friendly community of Yorkville. Thoughtfully designed with both functionality and style in mind, this beautifully maintained residence offers over three levels of finished living space, an abundance of natural light, and a unique layout that provides exceptional separation for family living while maintaining an open and connected feel throughout. From the moment you enter, you'll be impressed by the bright and inviting main floor, where oversized windows flood the home with natural sunlight. The open-concept design creates the perfect environment for both everyday living and entertaining. The kitchen features timeless shaker-style cabinetry, quartz countertops, a large central island, an upgraded reverse osmosis water filtration system, and an extended walk-in pantry. Whether preparing family meals or hosting friends, this kitchen is designed to impress. The adjoining dining and living spaces flow seamlessly together. The main floor den is great for the home office or an extra play area for the kids. One of the most desirable features of this home is its west-facing backyard exposure overlooking open farmland, offering breathtaking sunset views, added privacy, and a peaceful setting rarely found within city limits. The upper level showcases a spectacular bonus room complete with vaulted ceilings and a cozy gas fireplace. This versatile space is perfect as a family room, media room or a children's play area. Off the bonus room is a rare front balcony that most homes in the area lack! Envision sitting every morning enjoying the sunrise and a cup of coffee. The secondary bedrooms are generously sized and thoughtfully positioned to provide comfort and privacy. The spacious main bathroom features quartz countertops, an oversized vanity, and a deep tub/shower.

Convenient upper-level laundry makes daily living effortless and eliminates the need to carry loads between floors. The primary retreat offers a true escape from the demands of everyday life. Spacious and serene, this luxurious suite features a spa-inspired 5-piece ensuite complete with dual quartz vanities, a deep soaker tub, an oversized glass shower, and ample room to unwind and recharge. The upgraded Hunter Douglas blinds found throughout the home and full house water softener add both style and functionality. The unfinished basement presents an incredible opportunity for future development and awaits your personal vision. Step outside to enjoy the beautifully landscaped, low-maintenance backyard. The rear deck, complete with BBQ area, is the perfect place to enjoy summer evenings, entertain guests, or simply relax while taking in the unobstructed western views. Located close to parks, pathways, future amenities, and major commuter routes. Combining thoughtful design, premium finishes, incredible views, and a highly functional layout, this home truly stands apart from the rest. Don't miss it, come on Buy!