



GRASSROOTS
REALTY GROUP

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46 Yorkstone Way SW
Calgary, Alberta

MLS # A2328235



\$999,000

Division:	Yorkville		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,476 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NONE		

Welcome to 46 Yorkstone Way SW, a beautifully upgraded Yorkville home built for the way your family actually lives - with over 3,400 sq. ft. of developed space, a 7,163 SQ. FT. LOT, and a garage/parking setup you will not find again soon: DOUBLE ATTACHED GARAGE 20x20, SECOND DOUBLE DETACHED GARAGE 21x24, rear alley access, and RV parking, both garages finished with epoxy-coated floors. Picture the day here. Morning coffee on the NEW FULL-WIDTH UPPER DECK while the kids play on the turf below. Work from the bright front OFFICE/DEN, then gather in the open-concept kitchen with its large island, GAS RANGE, walk-in pantry, full-height tile backsplash, and soft-close cabinetry - new main-level flooring and 9 ft ceilings throughout. Evenings settle in around the feature fireplace wall, or up in the showstopping split-level bonus room with 14 FT CEILINGS, its own fireplace, and a private balcony - a movie room, teen hangout, or quiet retreat with a sense of volume no standard two-storey can match. The bedroom level offers a true primary retreat with its own fireplace, walk-through closet, and spa-inspired ensuite with DUAL VANITY and WALK-IN SHOWER, plus two more bedrooms, a full bath, and UPPER LAUNDRY - no more hauling baskets downstairs. The fully developed WALKOUT-STYLE LOWER LEVEL keeps everyone happy: a large recreation area for media, fitness, or games, a fourth bedroom, full bathroom, storage, and rough-in plumbing for a future wet bar. Summer lives in this backyard. The STAMPED CONCRETE lower patio with MOTORIZED privacy SHADE hosts dinner parties; berry bushes and mature trees frame the generous 7163 sq ft YARD; low-maintenance landscaping and an included storage shed mean more weekends enjoying it, not working on it. Hobbyists, take note: the second garage off the paved alley is a workshop, gym,

or toy storage waiting to happen - and the RV finally gets to live at home. Comfort runs deep: durable Hardie board composite siding, CENTRAL A/C, TRIPLE-PANE windows, water softener, whole-home reverse osmosis filtration, QUARTZ COUNTERS in the kitchen and every bathroom, and multiple fireplaces. All of it wrapped in a meticulously cared-for home in family-friendly Yorkville, close to parks, playgrounds, shopping, and quick south-Calgary access. Space for everything, a place for everyone, and features that simply do not come together in one property - a rare Yorkville offering of lifestyle, space, and flexibility at 46 Yorkstone Way SW.