



GRASSROOTS
REALTY GROUP

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25 Yorkville Green SW
Calgary, Alberta

MLS # A2335306



\$799,900

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		

Now offered at an exceptional value, this beautifully upgraded Yorkville home delivers over 3,000 sq. ft. of living space, offering up to 5 bedrooms, and all the benefits of a move-in ready home; without the added cost, time, or uncertainty of building new. From the fully landscaped backyard to the thoughtful interior upgrades already completed, this home offers the perfect combination of comfort, functionality, and future potential. The bright, open-concept main floor is designed for everyday living and effortless entertaining. At the heart of the home is a stunning kitchen featuring timeless white cabinetry, quartz countertops, an oversized island, an expansive walk-in pantry with custom storage, a built-in beverage fridge, and a gas line already in place for a future gas range. Large windows fill the home with natural light, creating a warm and welcoming atmosphere throughout. Upstairs, the impressive vaulted bonus room with a cozy gas fireplace provides the perfect place to gather, while two spacious secondary bedrooms, an upgraded laundry room, and a generous primary retreat offer comfort and functionality for the whole family. The primary suite features a luxurious 5-piece ensuite with dual vanities, a soaker tub, separate shower, and a walk-in closet. The lower level expands your living space with two additional finished rooms that offer incredible flexibility as bedrooms, a home office, gym, playroom, or media room. One room features a custom-built loft bed with an integrated desk, making it an ideal kids' retreat or creative workspace. The basement also includes a cold storage room with excellent wine cellar potential. The bathroom has already been professionally framed, and wired, providing an excellent head start for the next owner to complete the finishing touches and personalize the space to their own style. Outside, enjoy a fully landscaped backyard

designed for relaxing and entertaining, complete with a gas BBQ hookup, lower patio dining area, pergola-covered seating space, and a fully fenced dog run. Unlike many new construction homes, the outdoor living space is already complete and ready to enjoy this summer. The double attached garage has been professionally finished with a durable epoxy floor, providing a clean, polished space for parking, storage, or hobbies. Located in one of Calgary's growing southwest communities, this home offers exceptional value for buyers seeking space, thoughtful upgrades, and the opportunity to add their own finishing touches where it counts. Quick possession is available. Book your private showing today and discover everything 25 Yorkville Green SW has to offer. *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.*