



GRASSROOTS
REALTY GROUP

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19691 Sheriff King Street SW
Calgary, Alberta

MLS # A2341254



\$499,900

Division:	Yorkville		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,382 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: N/A

****OPEN HOUSE SUNDAY, SEP 6TH 1PM TO 3PM**** Step up to an elevated entry, NO CONDO FEE home finished with durable Hardie board siding and DOUBLE ATTACHED GARAGE. With 1,381 sf above grade plus a 437 sf unfinished basement, this is a home with room to grow in a community close to many amenities. The main floor is bright and efficient, with plenty of windows filling the space with natural light. The kitchen has a 7.5 ft quartz island, perfect for casual meals or entertaining, while a cozy living room and 2 piece bath round out the space. Luxury vinyl plank flooring flows throughout, and zebra blinds add a clean, contemporary finish. The real living space, though, is upstairs. A large, versatile bonus room in the second floor, giving your family room to spread out, unlike other floor plans in the community that trade this space for a balcony. Upper floor laundry means no more hauling baskets up and down stairs. The primary suite offers a walk in closet and private 4 piece ensuite, while two additional bedrooms and a second full bath complete the level, giving everyone their own space. The unfinished basement is a blank canvas, ready for a home gym, media room, office, or extra living space whenever you're ready to build it out. The double attached side by side garage is a standout, with an impressive ceiling height of over 10 ft. offering exceptional space for vehicles, storage, or a workshop setup most townhomes simply can't offer. There's plenty of street parking out front makes hosting easy. A 200 amp electrical panel keeps the home ready for EV charging or future upgrades. Set in Yorkville, one of Calgary's newest and fastest growing southwest communities, with a large park a walking distance away, pathways, and quick access to Macleod, Legacy Township shopping, the future Belmont Library and field house (completion 2027).

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