



GRASSROOTS
REALTY GROUP

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177 Yorkville Manor SW
Calgary, Alberta

MLS # A2347841



\$599,900

Division:	Yorkville		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,888 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Insulated, Rear Driveway		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, See Remarks		

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, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

Welcome to this fully finished two-storey home on a quiet street in Yorkville. With over 2,600 sq. ft. of developed living space, a thoughtful floor plan and inviting curb appeal, it offers plenty of room to enjoy. Yorkville's Central Park, walking and bike paths, schools, transit, shopping and Spruce Meadows are all nearby. Inside, 9-foot ceilings and large windows give the main floor a bright, open feel. Luxury vinyl plank flooring runs throughout, while the kitchen features granite countertops, a centre island, sleek white cabinetry, stainless steel appliances and a built-in coffee or office station. A spacious mudroom with built-ins connects to the double attached garage. Upstairs, the primary bedroom features a walk-in closet and spa-inspired ensuite. Two additional bedrooms, a full bathroom and a dedicated laundry room complete the upper level. The fully finished basement adds flexible space for a family room, recreation area or workout space, along with a third full bathroom. Beautifully finished from top to bottom and located in a community with so much close by, this Yorkville home is a must-see!