



GRASSROOTS
REALTY GROUP

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134 Yorkstone Way SW
Calgary, Alberta

MLS # A2352398

\$750,000

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,136 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard, Landscaped, Level, No Back Lane, No Neighbours Behind, Recta		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	None		

Welcome to this exceptional two-storey home in the sought-after community of Yorkville, where contemporary design, spacious interiors, and an incredible backyard setting come together to create the perfect family home. Offering over 2,136 sq. ft. of above-grade living space, plus nearly 804 sq. ft. of fully developed basement space, this beautifully appointed property provides an ideal balance of functionality, comfort, and room to grow. Step inside to discover a bright, open-concept main floor thoughtfully designed to maximize natural light and create an inviting atmosphere for everyday living and entertaining. The spacious kitchen serves as the heart of the home, featuring elegant beveled quartz countertops, under-cabinet lighting, beautiful stainless steel appliances, tile backsplash, a built-in microwave. The seamless flow between the kitchen, dining, and living areas creates an open and connected living experience, while the gas fireplace adds warmth, character, and a cozy ambiance to the main living space. Upstairs, you'll find three generously sized bedrooms, offering excellent flexibility for families, guests, or a dedicated home office. The spacious primary retreat provides a relaxing escape from the everyday, complete with a luxurious five-piece ensuite featuring a double vanity and ample space to unwind. A thoughtful combination of vinyl plank, ceramic tile, and carpet flooring adds visual appeal and practicality throughout the home. Additional features include vinyl windows, central air conditioning, convenient closet organizers, and ample storage to help keep daily life organized. The fully developed basement extends the home's versatility, offering valuable additional living space that can easily accommodate a recreation room, home theatre, fitness area, or play space for the family. One of the standout features of this

property is the west-facing backyard, offering beautiful, open views across neighbouring farmers' fields. Beyond the immediate yard, the expansive rural landscape creates a wonderful sense of openness and privacy, providing a refreshing contrast to the surrounding urban setting and appreciate the changing scenery throughout the seasons. The western exposure also offers the opportunity to enjoy afternoon sunshine and beautiful evening sunsets, making the backyard an inviting place to unwind after a long day. Completing the property is a double attached garage, a welcoming front porch, and a landscaped lot that adds to the home's curb appeal. Ideally situated in Yorkville, you'll enjoy convenient access to nearby schools, parks, playgrounds, shopping, and an extensive network of walking and biking paths. Sidewalks and street lighting further contribute to the community's welcoming atmosphere, making it easy to enjoy the neighborhood and its outdoor amenities. Book your showing and come on Buy!