

41 YORKVILLE Landing, Calgary T2X 5H6

A2116189 Yorkville Listing 03/20/24 List Price: **\$789,990** MLS®#: Area:

Status: **Pending** Calgary None Association: Fort McMurray County: Change:

Date:



General Information

Prop Type: Sub Type: Detached

City/Town: Year Built: 2023 Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Ttl Sqft: 4,291 sqft

Low Sqft: 2,355

2,355

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

60

6 Ttl Park: 3 Garage Sz:

4 (4)

2.5 (2 1)

2 Storey

Access:

Lot Feat: Back Lane, Back Yard, Interior Lot, Rectangular Lot Park Feat:

Driveway, Garage Faces Front, On Street, Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air

Sewer:

Ext Feat: Lighting, Rain Gutters Construction:

Concrete, Vinyl Siding, Wood Frame

Flooring:

Carpet, Tile, Vinyl Water Source:

Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s)

Int Feat: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	17`6" x 13`3"	Dining Room	Main	12`6" x 11`6"
Kitchen	Main	9`0" x 13`6"	Mud Room	Main	
2pc Bathroom	Main		Bedroom	Upper	12`0" x 11`4"
Bedroom	Upper	12`0" x 11`6"	Loft	Upper	12`8" x 16`8"
Bedroom	Upper	12`0" x 13`0"	Bedroom - Primary	Upper	14`0" x 15`6"

4pc Bathroom	Upper Upper		5pc Ensuite bath	Upper		
Laundry	орреі		Legal/Tax/Financial			
Title:		Zoning:				
Fee Simple	TDV	R1-N				
Legal Desc:	TBV		Remarks			
Pub Rmks:	The Rundle (Craftsman) offers 2,355 sq. ft. in the Yorkville Community. This Triple Car attached-garage home features 4 bedrooms and 2.5 baths. Design features include Side entry, Bath Oasis, Quartz countertop in kitchen and bathrooms, Luxury vinyl plank flooring throughout main floor, Electric fireplace, Stainless steel kitchen appliances and much more. The main level has a great open floor plan with large windows allowing for natural light to fill the space. Upstairs has 4 great sized bedrooms and a family room all finished with plush carpet flooring. The primary bedroom has a private ensuite bathroom and walk-in closet. Bedrooms 2,3 & 4 share the main 4pc bathroom with a tub/shower combo and single vanity with storage below. The upper level laundry room is an added bonus as its near all the bedrooms. Enjoy access to amenities including planned schools, an environmental reserve, and recreational facilities, sure to complement your lifestyle!					
Inclusions:	N/A					
Property Listed By:	RE/MAX Crown					

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



Rundle - First Floor



Unselected Options: Gas Fireplace in Great Room, Side Door Entry, Garage Rear Man Door

Note. Actual vaulet flow open may vary from the stated flow area. Plans and elevations are attrib, rendorings and may cotate options which are not standed on all enough. Matterny from reviewers their right to make changes to take from flowards, superficiency, dimensioned, and elevations ended up continue and without, comprehensioned. Stated dimensions and suppare focuses are approximated and should not be used as representation of the honest's visable flore space or actual size. Any require footage of a single family hone or a multi-family home that is stated here. In approximate only, may any four time to their, and remains valued for to change without notice or compensation.



Rundle - Second Floor

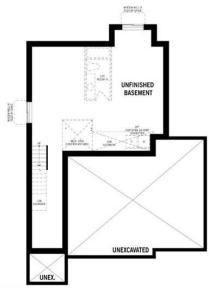


Unselected Options: Bath Oasis, Dual Primary Bedroom, 5th Bedroom In Lieu of Loft Fronted on 9(13):23

Note: Actual outsite fliver space may sury from the stated fliver area. Plans and elevations are stated in renderings and may contain options which are not standard on all monitors. Multiture friend reserves their right in make changes to their fortigrouts, supportions, dimensions and inspared relevations without grid monitor morbite and without compensations. Matter fortigrouts and approximate and shadd not be used as representation of the home's vasible fliver our careful and so a contract of the state of



Rundle - Basement



Unselected Options: Finished Basement

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