



THE
A-TEAM

**RE/MAX
FIRST**

41 YORKVILLE Landing, Calgary T2X 5H6

MLS® #: **A2116189**

Area: **Yorkville**

Listing Date: **03/20/24**

List Price: **\$789,990**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**
Lot Information
Lot Sz Ar: **4,291 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,355**
Low Sqft:
Ttl Sqft: **2,355**

DOM

60
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

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 Laundry	Upper Upper	5pc Ensuite bath	Upper
Legal/Tax/Financial			
Title: Fee Simple	Zoning: 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
Printed on 9/13/23

Note: Actual usable floor space may vary from the stated floor area. Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice and without compensation. Stated dimensions and square footages are approximate and should not be used as representation of the home's usable floor space or actual size. Any square footage of a single family home or a multi-family home that is stated herein is approximate only, may vary from time to time, and remains subject to change without notice or compensation.



Rundle – Second Floor

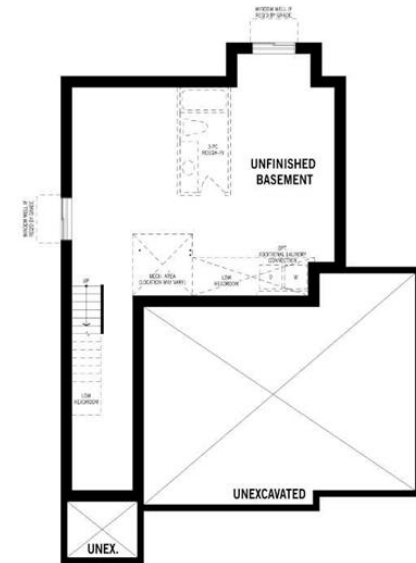


Unselected Options: Bath Oasis, Dual Primary Bedroom, 5th Bedroom in Lieu of Loft
Printed on 9/13/23

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Rundle – Basement



Unselected Options: Finished Basement
Printed on 9/13/23

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