



THE
A-TEAM

**RE/MAX
FIRST**

330 YORKVILLE Road, Calgary T2X 0R4

MLS®#: **A2145028**

Area: **Yorkville**

Listing Date: **06/27/24**

List Price: **\$890,000**

Status: **Active**

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: **3,605 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,960**

Low Sqft:

Ttl Sqft: **2,960**

DOM

5

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Composite Siding,Stone

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Convection Oven,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Purifier,Water Softener,Window Coverings

Int Feat:

Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Vaulted Ceiling(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	3`3" x 6`6"	Dining Room	Main	22`11" x 10`11"
Kitchen	Main	13`2" x 12`10"	Living Room	Main	13`11" x 17`3"
Mud Room	Main	7`4" x 12`7"	Office	Main	8`10" x 9`10"
Pantry	Main	8`11" x 6`1"	Bonus Room	Second	19`1" x 13`1"
5pc Bathroom	Third	10`2" x 8`3"	5pc Ensuite bath	Third	10`4" x 13`4"
Bedroom	Third	16`5" x 11`11"	Bedroom	Third	10`4" x 11`10"

Bedroom
Bedroom - Primary

Third
Third

10` 4" x 11` 3"
12` 11" x 18` 3"

Laundry
Walk-In Closet
Legal/Tax/Financial

Third
Third

8` 11" x 5` 3"
8` 9" x 6` 5"

Title:
Fee Simple
Legal Desc:

2111936

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this stunning 2-story split home built in 2023 in the upcoming SW community of Yorkville, proudly built by Mattamy Homes. This home features 4 bedrooms, 2.5 bathrooms, double attached garage that's insulated and drywalled, a large bonus room, and numerous upgrades throughout. As you step inside, you're greeted by a spacious foyer and a den ideal for a home office. The main floor boasts an open layout, 8' doors, knock down ceiling, with a grand kitchen fully equipped with quartz countertops and top-of-the-line appliances. Looking up you can admire the beautifully upgraded cabinetry to the top of the ceiling with valance lighting and the 36" chimney Hood! Adjacent to the kitchen is a dining area, perfect for large family gatherings. Steps away is the bright and airy living room overflowing with natural light. And for those cooler evenings, cozy up by the beautiful upgraded electric fireplace with a family movie. A few steps up from the main floor, the bonus room with high vaulted ceilings offers a versatile space for game nights, a kids' living room, or additional entertainment space. On the third level, you'll find 3 spacious bedrooms sharing a full bath. A large primary bedroom featuring a walk-in closet and an ensuite bath oasis with double vanity, separate soaker tub and an enclosed glass shower with tiles all the way around. The upper level is completed by a conveniently located laundry room. This home includes upgrades such as Hunter Douglas blinds, luxury vinyl plank (LVP) flooring, an air conditioner, and a reverse osmosis water filter. The undeveloped basement, ready for your finishing touches, offers a separate side entrance, washer/dryer hookup, wet bar rough-in, and bathroom rough-in, making it ideal for a mortgage helper, Airbnb unit, or mother-in-law suite. Experience luxury living in Yorkville with modern conveniences and thoughtful design. Schedule your viewing today and make this exceptional home yours!

Inclusions:
Property Listed By:

N/A
Real Estate Professionals Inc.

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











