



THE
A-TEAM

**RE/MAX
FIRST**

52 YORKSTONE Grove, Calgary T2X4K6

MLS®#: **A2150928**

Area: **Yorkville**

Listing Date: **07/26/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **3,498 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,647**
Low Sqft:
Ttl Sqft: **2,647**

DOM

52
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Few Trees,Landscaped,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Exhaust Fan,Fireplace(s),Forced Air,Humidity Control,Zoned**

Sewer:
Ext Feat: **Private Yard,Rain Gutters**

Kitchen Appl: **Dishwasher,Gas Oven,Humidifier,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Upper	15`8" x 13`4"	Bedroom	Upper	11`0" x 9`11"

Bedroom Upper 12`4" x 9`11"
Kitchen Main 14`0" x 10`4"
Living Room Main 17`0" x 16`8"
Laundry Upper 11`0" x 6`8"
2pc Bathroom Main 6`6" x 3`0"
5pc Bathroom Upper 10`0" x 7`4"

Bedroom Upper 13`11" x 13`4"
Dining Room Main 14`1" x 9`2"
Family Room Main 10`0" x 8`0"
5pc Ensuite bath Upper 9`8" x 8`4"
Bonus Room Upper 15`6" x 13`2"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-G
 Legal Desc: **1912441**

Remarks

Pub Rmks: **With over 2600 square feet of living space and built on wide lot, this house really is the perfect place to call home. The large bright entrance welcomes you to this warm and inviting home as vinyl plank flooring runs throughout the main floor which comes with 9 FT CEILING and 8 FT DOORS. The generous sized UPGRADED KITCHEN offers granite countertops, a sit-up breakfast bar with stainless steel appliances and a HUGE PANTRY. The cozy living room has a gas fireplace and plenty of room for all your furnishings. To complete the main floor you will find a 2-piece bathroom and a large size den that could easily be used for a child's playroom. Upstairs you are welcomed by a LARGE BONUS ROOM which is separated from the rest of the upstairs. Upper level has 9 FT CEILING, here you will find 4 bedrooms, one of which is the enormous master bedroom with a beautiful 5-piece ensuite with his and her sinks and a large tiled/glass door walk-in shower. Just down the hall is another 5-piece bathroom, again with his and her sinks. This makes a perfect bathroom for guests and other members of the family to share, leaving enough room for everyone! The convenient upstairs laundry room completes the upper floor and has lots of space and a window. Outside in the back yard you will find a charming cement BBQ area. The basement with a SIDE ENTRANCE is undeveloped and awaits your ideas! This property boasts a fantastic location, close to Silverado Shopping Center, Yorkville Pond, Yorkville Central Park and playground. Close to Ron Southern School, South Health Campus, Spruce Meadows, Stoney and Macleod Trail. BOOK YOUR SHOWING TODAY!!!**

Inclusions: **Telus 24 Hour security, Garage shelving, Blinds, TV mounts**
 Property Listed By: **Royal LePage METRO**

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