



THE
A-TEAM

**RE/MAX
FIRST**

70 YORKSTONE Heath, Calgary T2X 0R4

MLS®#: **A2155267** Area: **Yorkville** Listing Date: **08/05/24** List Price: **\$780,000**
 Status: **Active** County: **Calgary** Change: **-\$19k, 03-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **2,898 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,090**
 Low Sqft:
 Ttl Sqft: **2,090**

DOM

44
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Interior Lot,Street Lighting**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Electric,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Private Entrance**

Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Carpet,Concrete,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	14`2" x 8`3"
Kitchen	Main	14`2" x 9`11"
2pc Bathroom	Main	5`3" x 5`7"
Walk-In Closet	Second	5`1" x 8`10"
3pc Ensuite bath	Second	9`3" x 9`5"
Bedroom	Second	9`4" x 14`6"
Laundry	Second	6`7" x 9`9"

Room	Level	Dimensions
Living Room	Main	14`5" x 17`7"
Mud Room	Main	7`4" x 7`5"
Bedroom - Primary	Second	12`10" x 15`4"
Bedroom	Second	9`9" x 15`1"
5pc Bathroom	Second	7`1" x 12`11"
Family Room	Second	11`3" x 16`6"
Game Room	Suite	16`7" x 15`1"

**Bedroom
Furnace/Utility Room**

**Suite
Suite**

**9`11" x 11`2"
13`2" x 10`0"**

4pc Bathroom

Suite

8`0" x 4`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2011324

Zoning:

R-G

Remarks

Pub Rmks:

Welcome home to Yorkville! This stunning property combines modern elegance with thoughtful design, offering a perfect blend of comfort and style. Once you pull into your roomy front double attached garage with ample space and ceiling height for storage, step inside the home to discover a spacious and inviting open-concept main floor complete with a fireplace, filled with natural light from large windows. The heart of the home is the contemporary kitchen, featuring modern cabinetry, stainless steel appliances, a large island with seating and quartz countertops. The kitchen seamlessly flows into the dining area and the cozy living room, making it ideal for entertaining guests or enjoying family meals. Upstairs, you'll find three generously sized bedrooms each having their own walk in closets. This level also features an additional bonus room, perfect for entertaining along with the laundry room. The additional bedrooms are perfect for family members, guests, or a home office, and share a well-appointed full bathroom. The basement also comes with a fully finished illegal suite with an additional separate side entrance. The illegal suite features a full kitchen, a living room, bedroom, bathroom and it's own in-suite laundry. Whether you choose to rent it out to offset mortgage costs or utilize it for extended family, the potential is endless. This home also features a 200 amp panel with plenty of room to expand as you desire! What's more Yorkville offers an array of amenities and conveniences, and commuting is a breeze with easy access to Stoney and McLeod Trail! Don't miss your chance to put down roots in this exceptional property! Call your favourite realtor today, and experience the perfect combination of luxury, functionality, and potential rental income.

Inclusions:

Property Listed By:

N/A

eXp Realty

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