



THE
A-TEAM

**RE/MAX
FIRST**

150 YORKVILLE Green, Calgary T2X4K1

MLS®#: **A2180887**

Area: **Yorkville**

Listing Date: **12/02/24**

List Price: **\$650,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,739

Year Built:

2019

Low Sqft:

Ttl Sqft:

1,739

Lot Information

Lot Sz Ar:

2,174 sqft

Lot Shape:

DOM

19

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Boiler,Electric,Fireplace(s)**

Sewer:

Ext Feat: **Barbecue,Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer

Int Feat:

No Animal Home,No Smoking Home,Open Floorplan

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Second	14`0" x 12`8"	Bedroom	Second	10`0" x 10`6"
Bedroom	Second	10`2" x 10`6"	Bedroom	Basement	9`0" x 8`8"
4pc Ensuite bath	Second	0`0" x 0`0"	3pc Bathroom	Second	
3pc Bathroom	Basement		2pc Bathroom	Main	
Living Room	Main	12`9" x 11`6"	Kitchen	Main	13`4" x 11`6"

Dining Room

Main

9`8" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910624

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this stunning, modern 2 storey semi-detached home, custom-built in 2019 in the sought-after SW community of Yorkville and enhanced by \$35,000 IN PREMIUM BUILDER UPGRADES. This stunning home offers 4 spacious bedrooms, 3.5 bathrooms, thoughtfully designed living space and picturesque curb appeal. Heading inside you will fall in love with the bright, open concept main floor with luxury vinyl plank flooring featuring a large living room flooded in natural sunlight, a 2-piece vanity bathroom, a formal dining area and an upgraded kitchen with gleaming stainless-steel appliances, a large granite island with an eating bar, stylish backsplash and ample cabinet space. Heading upstairs you will find the magnificent master retreat with a walk-in closet perfect for all your needs and an elegant 4-piece ensuite bathroom with double vanity sinks and a spacious shower. Completing this floor is two additional generous sized bedrooms, an elegant 3-piece bathroom and a laundry room. The FINISHED basement with a bedroom, living area, 3-piece bathroom and a wet bar for family and friends to stay. Outside, you will find your front porch that's perfect for enjoying a morning coffee, upgraded hardy board exterior siding and your private backyard that's fully fenced with stone patio, custom pergola and a DOUBLE ATTACHED GARAGE. Meticulously maintained home. Great location, just steps away from the Somerset LRT station, reputable schools, the YMCA, shopping, restaurants, green spaces, major roadways and all other amenities. Includes central AC and external natural gas connection (to BBQ).**

Inclusions: **N/A**
Property Listed By: **ComFree**

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









