



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**68 YORKVILLE Passage, Calgary T3M 1L7**

MLS® #: **A2188479**      Area: **Yorkville**      Listing Date: **01/17/25**      List Price: **\$749,900**  
 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: **3,724 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,113**  
 Low Sqft:  
 Ttl Sqft: **2,113**

DOM  
**5**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

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

Access:  
 Lot Feat: **Back Yard,Front Yard,Interior Lot,Street Lighting,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached,Off Street,Oversized,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Cement Fiber Board,Silent Floor Joists,Wood Frame**  
 Heating: **High Efficiency,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Water Purifier,Water Softener,Window Coverings**  
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 9`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`8" x 9`11"</b>
<b>Family Room</b>	<b>Main</b>	<b>17`8" x 15`0"</b>	<b>Laundry</b>	<b>Upper</b>	<b>6`7" x 5`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`10" x 9`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`9" x 9`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 12`10"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>16`7" x 11`4"</b>

2pc Bathroom  
4pc Ensuite bath  
Foyer

Main  
Upper  
Main

6'6" x 4'8"

4pc Bathroom  
Mud Room

Upper  
Main

7'5" x 6'3"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

2211806

Zoning:  
R-G

Remarks

Pub Rmks:

**\*\* Don't miss out on this great home \*\* Shop and compare! \*\* This popular Mattamy home model has the best home quality you want! This large 2-story has over 2113+ sq ft of bright, airy living space and a coveted basement side entry. Pinterest details include modern décor & colors, custom trims/baseboards, high 9' ceilings, and "CHEFS STYLE KITCHEN," making this a perfect entertaining home. Gorgeous kitchen with island / flush breakfast bar, huge walk-in pantry, white QUARTZ counters, under cabinet lighting, dramatic island with an undermount stainless steel sink, recessed pot lights, stainless steel appliances, and white subway tile backsplash detail. It is an exquisite home. The main floor family room also has a sleek fireplace & lots of room to relax. Upstairs, you'll find three bedrooms, an upper laundry room & a bonus room with white railings, and a storage closet. The primary bedroom features a 4-piece ensuite - his & hers stations (Upgraded separate shower) and an oversized walk-in closet. Exterior: Two side yards (not a zero lot line), cement fiber siding, and covered entry. The pie-shaped backyard is fully fenced and landscaped - this home is ready to move into and enjoy! Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!**

Inclusions:  
Property Listed By:

Alarm & Door bell (no Contract), mount for TV  
Jayman Realty Inc.

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

68 YORKVILLE PASSAGE SW  
SICILIA BROWN/RE/MAX  
MAIN LEVEL (AG) - 894.59 Sq Ft / 83.11 sq ft  
UPPER LEVEL (AG) - 1,218.59 Sq Ft / 113.25 sq ft  
TOTAL ABOVE GRADE RMS SIZE - 2,113.67 Sq Ft / 196.36 sq ft





















