



## 52 Yorkstone Grove Calgary Alberta

\$799,900

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!!! (id:6769)

Kitchen 14.00 Ft x 10.33 Ft  
Dining room 14.08 Ft x 9.17 Ft  
Living room 17.00 Ft x 16.67 Ft  
Family room 10.00 Ft x 8.00 Ft  
2pc Bathroom 6.50 Ft x 3.00 Ft  
Primary Bedroom 15.67 Ft x 13.33 Ft  
Bedroom 11.00 Ft x 9.92 Ft

Bedroom 12.33 Ft x 9.92 Ft  
Bedroom 13.92 Ft x 13.33 Ft  
Laundry room 11.00 Ft x 6.67 Ft  
5pc Bathroom 9.67 Ft x 8.33 Ft  
Bonus Room 15.50 Ft x 13.17 Ft  
5pc Bathroom 10.00 Ft x 7.33 Ft

Listing Presented By:



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See

**Mirror**

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