



# 70 Yorkstone Heath Calgary Alberta

\$780,000

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. (id:6769)

Primary Bedroom 12.83 Ft x 15.33 Ft

Other 5.08 Ft x 8.83 Ft

Bedroom 9.75 Ft x 15.08 Ft

3pc Bathroom 9.25 Ft x 9.42 Ft

5pc Bathroom 7.08 Ft x 12.92 Ft

Bedroom 9.33 Ft x 14.50 Ft

Family room 11.25 Ft x 16.50 Ft

Living room 14.42 Ft x 17.58 Ft

Kitchen 14.17 Ft x 9.92 Ft

Other 7.33 Ft x 7.42 Ft

2pc Bathroom 5.25 Ft x 5.58 Ft

Recreational, Games room 16.58 Ft x 15.08 Ft

Bedroom 9.92 Ft x 11.17 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Mirror

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Laundry room 6.58 Ft x 9.75 Ft

Furnace 13.17 Ft x 10.00 Ft

Dining room 14.17 Ft x 8.25 Ft