



## 330 Yorkville Road Calgary Alberta

\$850,000

**\*\*OPEN HOUSE SUN NOV 10TH 1PM-3PM\*\*** Experience modern living in this stunning 5-level split home, nestled in the picturesque and growing community of Yorkville. Built-in 2023 by Mattamy Homes, this ARMSTRONG model is packed with over \$100K in premium upgrades (see list in supplements), ensuring every detail speaks of luxury and comfort. As you arrive, you're welcomed by an inviting front porch that sets the tone for this elegant residence. Step inside to a spacious 2900+ sq ft layout featuring 4 bedrooms, 2.5 bathrooms, and a double attached garage that's insulated and drywalled. A large mudroom off the garage provides plenty of storage, and the generous foyer leads to a bright and functional Den. The main floor boasts an open-concept design with 8' doors and rich LVP flooring, complemented by a sleek, contemporary kitchen equipped with quartz countertops, a very large pantry, a central island, top-of-the-line appliances, an Induction cooktop, and ceiling-height cabinets with under-cabinet lighting, this kitchen is any chef's dream. The 36" chimney hood adds an extra touch of modernity, while oversized sliding glass doors in the adjoining dining area lead to a fully fenced backyard--perfect for indoor-outdoor entertaining. An electric fireplace adds warmth to the spacious living room, making it the ideal spot for relaxation. The real showstopper of this home is the large bonus room, uniquely situated between the main and upper levels. It serves as the heart of the home--ideal for movie nights, playtime, or just unwinding. On the upper level, you'll find 4 generously sized bedrooms. The primary suite is a true retreat, featuring a walk-in closet and a luxurious 5-piece ensuite bathroom complete with double vanity, a soaking tub, and a glass-enclosed shower with tile surrounds. A second 5-piece bath PLUS the convenience of an upper-floor laundry room makes everyday l...

Bonus Room 13.00 Ft x 19.75 Ft  
Primary Bedroom 13.00 Ft x 13.67 Ft  
Bedroom 11.92 Ft x 14.00 Ft  
Bedroom 10.42 Ft x 11.25 Ft  
Bedroom 10.42 Ft x 11.75 Ft  
Laundry room 5.25 Ft x 8.92 Ft

Other 7.00 Ft x 11.50 Ft  
Other 5.42 Ft x 7.83 Ft  
Den 8.75 Ft x 9.92 Ft  
Living room 15.75 Ft x 17.08 Ft  
Dining room 10.58 Ft x 13.58 Ft  
Kitchen 11.50 Ft x 12.50 Ft

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

Listing Presented By:



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5pc Bathroom 8.33 Ft x 10.25 Ft

2pc Bathroom 3.25 Ft x 6.50 Ft

5pc Bathroom 10.33 Ft x 13.33 Ft