

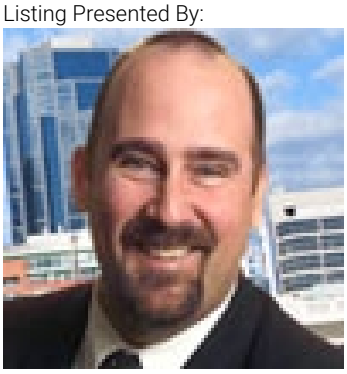
102 Yorkville Green Calgary Alberta

$685,000

Welcome to 102 Yorkville Green SW, a beautifully maintained Mattamy Homes residence offering over 1,850 sq. ft. above grade, a fully developed basement, central air conditioning and a thoughtfully designed multi-level layout in the growing community of Yorkville.Step inside to a welcoming foyer before making your way into the heart of the home. The bright, open-concept main living area brings together the kitchen, dining space and living room, creating an inviting setting for both everyday life and entertaining. The kitchen features quartz countertops, stainless steel appliances, ample cabinetry, a cabinet pantry and a convenient breakfast bar, with the dishwasher and stove both having been replaced since the home was built. Luxury vinyl plank flooring flows throughout the main level, while the adjoining living room is anchored by a cozy gas fireplace. A convenient 2-piece powder room completes this level.A few steps above the main floor, the spacious family room provides an entire additional living area. With approximately 174 sq. ft. of space and plenty of natural light, this versatile room is ideal for movie nights, a kids' play area, home office or a comfortable second lounge.Continue upstairs to find three bedrooms, two full bathrooms and conveniently located upper-floor laundry. The spacious primary retreat includes a custom walk-in closet and private 5-piece ensuite, creating a comfortable space to unwind. Two additional bedrooms share a 4-piece bathroom, while custom closet additions in one of the secondary bedrooms provide exceptional storage and organization. The laundry room has also been enhanced with custom storage to make everyday routines that much easier.The fully developed basement extends the home's living space with an impressive recreation room offering plenty of room for a home theatre, games area, fitness space or playroom. A full 4-piece bath...

Family room 14.75 Ft x 12.33 Ft
4pc Bathroom 9.08 Ft x 5.25 Ft
5pc Bathroom 11.33 Ft x 9.08 Ft
Bedroom 11.33 Ft x 9.67 Ft
Bedroom 12.83 Ft x 11.17 Ft
Laundry room 6.92 Ft x 6.25 Ft
Primary Bedroom 15.08 Ft x 12.08 Ft
4pc Bathroom 7.92 Ft x 4.92 Ft
Recreational, Games room 22.25 Ft x 20.92 Ft
Furnace 8.08 Ft x 7.33 Ft
Foyer 13.17 Ft x 4.83 Ft
2pc Bathroom 5.00 Ft x 4.67 Ft
Dining room 10.83 Ft x 8.50 Ft
Kitchen 10.75 Ft x 9.42 Ft

Listing Presented By:



Originally Listed by:
Real Broker

http://derekthistle.com/

RE/MAX Realty Professionals

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Other 8.25 Ft x 5.08 Ft

Living room 17.42 Ft x 12.58 Ft