



## 202 Yorkville Green Calgary Alberta

\$584,900

HOME SWEET HOME! OPEN HOUSE SATURDAY OCTOBER 19th, 1-3PM! Welcome to this immaculately maintained semi-detached 2 storey home that was custom-built in 2019 in the sought-after SW community of Yorkville! This stunning home offers 3 bedrooms, 2.5 bathrooms, 2,571+ SQFT of contemporary, thoughtfully appointed living space and amazing curb appeal. The main floor features a bright, open concept layout with luxury vinyl plank flooring featuring a spacious, sun drenched living room, 2 piece vanity bathroom and the upgraded gourmet chef's kitchen with gleaming stainless steel appliances, a large granite island with an eating bar, stylish backsplash, farmhouse sink and ample cabinet space with chic gold accents. Heading upstairs you will find the magnificent master retreat with a walk-in closet perfect for all your needs and a spa-like 5 piece ensuite bathroom with black accents throughout, double vanity sinks, a soaker tub to relax after a busy day and a private shower. Completing this floor is two additional great-sized bedrooms, an elegant 4 piece bathroom and a laundry room. The unfinished basement has tons of storage space and is waiting for your special touch for future development. Additional features include your front porch that's perfect for enjoying a morning coffee, back yard oasis that's fully fenced with a side patio and an attached double garage. You won't be able to beat this location steps from the Somerset LRT station, reputable schools, the YMCA, shopping, restaurants, green spaces, major roadways and all other amenities. This is a perfect opportunity for investors and home buyers alike. MUST VIEW, book your private viewing before it's too late! (id:6769)

4pc Bathroom 11.75 Ft x 5.25 Ft  
5pc Bathroom 6.17 Ft x 15.50 Ft  
Bedroom 10.25 Ft x 12.33 Ft  
Bedroom 9.50 Ft x 10.17 Ft  
Primary Bedroom 12.67 Ft x 14.42 Ft

Other 6.42 Ft x 5.67 Ft  
2pc Bathroom 3.00 Ft x 6.33 Ft  
Dining room 12.92 Ft x 9.25 Ft  
Kitchen 15.17 Ft x 11.50 Ft  
Living room 15.50 Ft x 15.42 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<http://www.homesweethometeam.ca/>

### RE/MAX Realty Professionals

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