



## 278 Yorkville Boulevard Calgary Alberta

\$455,990

The Brooke's front porch and foyer invites into an open concept entertainer's dream. Host dinner parties in the dining area looking onto the stunning kitchen, with a quartz island and breakfast bar to gather around. A large living room gives you space to relax and unwind, while the mudroom keeps the clutter away and provides access to the double attached garage. On the upper floor you'll find a laundry room conveniently close to the bedrooms and main bath. Soak up the sun on your private balcony and enjoy your morning coffee before getting your day started. Decompress after a long day in the primary bedroom, with a walk-in closet and an ensuite. Enjoy no condo fees and 8 solar panels with this townhome. This home is estimated to be completed April 2026 \*Photos are representative. (id:6769)

Living room 11.92 Ft x 9.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Kitchen 8.17 Ft x 10.83 Ft

Bedroom 9.33 Ft x 9.50 Ft

Dining room 8.42 Ft x 9.42 Ft

Bedroom 9.25 Ft x 11.58 Ft

2pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 12.92 Ft x 13.42 Ft

Listing Presented By:



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