



# 342 Yorkville Road Calgary Alberta

\$934,990

\*\*\*SHOWING STARTS JULY.11TH 2023. \*\*\* Don't miss this rare 4-bed/2.5-bath BRAND NEW property offering over 2673 sq/ft of luxurious living space and attached DOUBLE CAR GARAGE in the heart of Yorkville. This home's grandeur is immediately showcased by an expansive foyer and oversized home office. On the main level, the kitchen, living, and formal dining areas are seamlessly tied together with luxury vinyl flooring and high-end finishes throughout. The designer kitchen features a wealth of rich wood cabinetry, upgraded STAINLESS STEEL appliances, gas cooktop, quartz countertops, and a massive stylish island. There is also a private office space located on the main floor with abundant natural light. Upstairs, the primary bedroom is an indulgent retreat that includes a dedicated sitting area with LARGE WINDOWS, a spa-like ensuite fully equipped with a bathtub, shower, and double vanities. Don't forget the WALK-IN CLOSET of your dreams. The upper level is completed with 2 more good-sized bedrooms, a full bath, and a HUGE bonus room. Pride of ownership shows throughout with evident devotion to cleanliness and upkeep. Finally, the location of this home is conveniently close to major roadways, neighborhood shopping plazas, South Health Campus (largest new hospital in Calgary). (id:6769)

Family room 15.42 Ft x 10.92 Ft	Office 9.58 Ft x 10.42 Ft
Laundry room 10.33 Ft x 5.17 Ft	Other 6.25 Ft x 6.08 Ft
Bedroom 9.92 Ft x 11.25 Ft	Living room 15.00 Ft x 19.17 Ft
Primary Bedroom 15.42 Ft x 14.42 Ft	Dining room 9.58 Ft x 16.42 Ft
Bedroom 10.50 Ft x 11.42 Ft	Kitchen 10.92 Ft x 16.42 Ft
5pc Bathroom 5.58 Ft x 11.08 Ft	Other 6.42 Ft x 5.83 Ft
Bedroom 9.92 Ft x 10.67 Ft	Pantry 4.92 Ft x 6.50 Ft
5pc Bathroom 10.33 Ft x 8.67 Ft	2pc Bathroom 4.92 Ft x 6.50 Ft
Laundry room 10.33 Ft x 5.17 Ft	

Listing Presented By:



Originally Listed by:  
HOMECARE REALTY LTD.

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca