

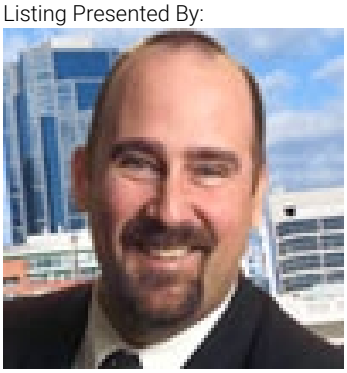
46 Yorkstone Way Calgary Alberta

$949,900

Enjoy life in Yorkville with parks, playgrounds, shopping and convenient south Calgary connections nearby, then come home to space for your family, your vehicles and the things you love to do. Set on a 7,163 SQ. FT. LOT, 46 Yorkstone Way SW features a DOUBLE ATTACHED GARAGE and a SECOND DOUBLE DETACHED GARAGE, offering four indoor parking spaces, along with rear alley access and RV parking. With over 3,400 sq. ft. of developed living space and four bedrooms, this home offers room for everyday life, weekend projects and your favourite hobbies.Both garages feature epoxy-coated floors, with the attached garage measuring approximately 20 x 20 ft. and the detached garage approximately 21 x 24 ft. Keep everyday vehicles up front and use the second garage for additional vehicles, hobby space or equipment. It is a practical setup for buyers who need more than a conventional double garage.Inside, a bright front OFFICE/DEN provides a dedicated place to work, while the open-concept main floor connects the kitchen, dining and living areas. The kitchen features QUARTZ COUNTERTOPS, a GAS RANGE, a large island, walk-in pantry and full-height tile backsplash. Nine-foot ceilings, updated main-level flooring and a feature fireplace wall create an inviting setting for everyday meals and time together.The split-level BONUS ROOM is a standout, with soaring 14-FOOT CEILINGS, its own fireplace and access to a private front balcony. Whether used for movie nights, a teen retreat or a second gathering space, it gives the household room to spread out.The primary suite offers a comfortable retreat with a fireplace, walk-through closet and ensuite featuring DUAL VANITIES and a WALK-IN SHOWER. Two additional bedrooms, a full bathroom and UPPER-LEVEL LAUNDRY complete the upper bedroom level. The finished lower level adds a fourth bedroom, full bathroom and spacious recreation area, along with st...

Bonus Room 19.83 Ft x 19.25 Ft
Laundry room 5.00 Ft x 6.42 Ft
Primary Bedroom 11.92 Ft x 15.92 Ft
Bedroom 12.33 Ft x 10.17 Ft
Bedroom 9.25 Ft x 14.42 Ft
Other 5.42 Ft x 5.42 Ft
4pc Bathroom 10.33 Ft x 5.25 Ft
Foyer 8.33 Ft x 8.33 Ft
Kitchen 11.67 Ft x 16.58 Ft
Pantry 3.25 Ft x 5.17 Ft
Dining room 8.00 Ft x 14.50 Ft
Living room 15.83 Ft x 15.00 Ft

Listing Presented By:



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4pc Bathroom 7.67 Ft x 10.92 Ft

4pc Bathroom 9.58 Ft x 7.50 Ft

Recreational, Games room 24.50 Ft x 15.67 Ft

Bedroom 10.33 Ft x 9.92 Ft

Other 8.42 Ft x 4.83 Ft

Office 11.08 Ft x 10.83 Ft

2pc Bathroom 7.25 Ft x 5.83 Ft

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