



22 Yarrow Gate Rural Rocky View County Alberta

\$949,900

Quite simply the Best! PRIDE OF OWNERSHIP! This Sterling built two storey home fully developed features everything your looking for. 4 bedrms 3 1/2 bathrms, Bonus Room, Upper laundry, Exercise Room..its the rage!! A gorgeous open plan concept featuring a spacious front foyer as you enter from a covered front veranda .Wrought iron stairwell to upper and lower. Walk into the home , hardwood flooring on main, and notice the large dining area, the spacious living room with gas tile floor to ceiling fireplace, the kitchen with white cabinetry to ceiling, large functioning island with granite counters, and hoodfan above, 6 burner gas countertop stove, BI oven, BI Microwave, Icemaker fridge, dishwasher and wine fridge all Stainless upgraded appliances. Under cabinet lites,,walk in pantry, mud room , 1/2 bath. The full width rear composite deck to yard where the heated double detached garage is with built in work benches, room for an RV beside garage, a hot tub on patio, fenced and landscaped yard. The upper level features 2 bedrms with 4pc bathrm, Master bedrm with 5pc ensuite bathrm, heated floors, walk in closet. The BONUS ROOM adds to its design. Upper laundry has sink, granite counters. The lower level has 4 th bedroom, EXERCISE ROOM with glass walls, games area and TV lounge area . A 3pc bathrm with heated floor and steam shower finishes the lower level. This home has it all...plus 8 ft wood doors thruout home, 10 ft ceilings, and 9ft in basement. The elegant touches and comfort in this home makes it a cut above . WELCOME HOME! Seller will consider a trade. (id:6769)



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3pc Bathroom 10.50 Ft x 5.50 Ft

Other 27.33 Ft x 15.00 Ft

Exercise room 11.00 Ft x 8.17 Ft

Bedroom 11.83 Ft x 10.33 Ft

Furnace 14.67 Ft x 10.75 Ft

Living room 17.92 Ft x 13.08 Ft

Kitchen 17.42 Ft x 11.83 Ft

2pc Bathroom 5.67 Ft x 5.08 Ft

Foyer 7.58 Ft x 6.75 Ft

Bonus Room 14.17 Ft x 14.08 Ft

Primary Bedroom 15.75 Ft x 14.00 Ft

5pc Bathroom 14.33 Ft x 6.92 Ft

Laundry room 7.08 Ft x 6.08 Ft

Bedroom 14.33 Ft x 9.83 Ft

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Dining room 15.83 Ft x 13.67 Ft

Bedroom 10.58 Ft x 9.83 Ft

Other 7.67 Ft x 7.58 Ft

4pc Bathroom 10.50 Ft x 4.83 Ft