

198 Yorkville Green SW
Calgary, Alberta

MLS # A2170264



\$579,800

Division:	Yorkville		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,545 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Paved		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Standard Shaped Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

HOME SWEET HOME! Calling all home buyers and investors! Welcome to this stunning, contemporary 2 storey semi-detached home, custom-built in 2019 in the sought-after SW community of Yorkville! This stunning home offers 3 bedrooms, 2.5 bathrooms, 2,272+ SQFT of stylish, thoughtfully designed living space and picturesque curb appeal. Heading inside you will fall in love with the bright, open concept main floor with luxury vinyl plank flooring featuring a large living room flooded in natural sunlight, a 2 piece vanity bathroom, a formal dining area and an upgraded gourmet chef's kitchen with gleaming stainless steel appliances, a large granite island with an eating bar, stylish backsplash and ample cabinet space. Heading upstairs you will find the magnificent master retreat with a walk-in closet perfect for all your needs and an elegant 4 piece ensuite bathroom with double vanity sinks and a spacious shower. Completing this floor is two additional generous sized bedrooms, an elegant 3 piece bathroom and a laundry room. The unfinished basement is waiting for your special touch for future development. It currently has a utility room and tons of storage space. Outside, you will find your front porch that's perfect for enjoying a morning coffee, upgraded hardy board exterior siding and your private backyard that's fully fenced with a side patio and a 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. MUST VIEW! Book your private viewing of this GEM today!