

150 Yorkville Green SW
Calgary, Alberta

MLS # A2180887



\$650,000

Division:	Yorkville		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,739 sq.ft.	Age:	2019 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

Heating:	Boiler, Electric, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this stunning, modern 2 storey semi-detached home, custom-built in 2019 in the sought-after SW community of Yorkville and enhanced by \$35,000 IN PREMIUM BUILDER UPGRADES. This stunning home offers 4 spacious bedrooms, 3.5 bathrooms, 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 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 FINISHED basement with a bedroom, living area, 3-piece bathroom and a wet bar for family and friends to stay. 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 stone patio, custom pergola and a DOUBLE ATTACHED GARAGE. Meticulously maintained home. Great location, just steps away from the Somerset LRT station, reputable schools, the YMCA, shopping, restaurants, green spaces, major roadways and all other amenities. Includes central AC and external natural gas connection (to BBQ).