

\$925,000 - 61 Yorkville Green Sw, Calgary

MLS® #A2136746

\$925,000

5 Bedroom, 4.00 Bathroom, 2,692 sqft

Residential on 0.91 Acres

Yorkville, Calgary, Alberta

Elegance, Luxury, Sophistication!! Welcome to your dream home in the heart of Yorkville, just a stone's throw from a serene pond with water fountains and walking path from your front door. This stunning 5-bedroom marvel is about to take center stage in your life, blending modern elegance with unparalleled comfort. As you step inside, the magic begins welcoming your guests with an expansive Foyer. This is where design meets functionality in a symphony of sophistication. Now, let's talk about the heart of the home - The Kitchen. It's not just any kitchen; it's a chef's paradise. Picture mastered interior design paired with high-end stainless steel appliances that boldly stand out, all complemented by sleek cabinetry and huge walk-in pantry. Granite countertops and contemporary backsplash add a layer of luxury finishing the kitchen space to perfection. The journey continues into the living room, a cozy fireplace surrounded by stone and a custom wet bar create a haven of warmth. Natural light pours in from your west facing windows, highlighting every meticulously designed detail. Beyond the kitchen sits the dining room, with its stunning designer finishes that creates the perfect spot for memorable family meals and provides direct access to your professionally landscaped, no maintenance backyard. Invite warm summer evenings outdoors; no expense was spared here! with a private built in hot tub to relax, tiled outdoor BBQ space for epic entertaining, multi-level zones to make your own, space for



the kids to play with astroturf grass so you can spend your weekends enjoying rather than mowing the grass/yard work. Upstairs, the drama of the vaulted bonus room adds an unexpected twist, offering a second fireplace and flexible space for relaxation or entertainment. In the primary suite, luxury takes on a new meaning. The spa-inspired ensuite, complete with glass-enclosed steam shower, relaxing soaker tub and a walk-in closet with organizers, is your private escape to relaxation and rejuvenation. Three additional bedrooms are all gracious in size and the upper laundry will make washday a breeze! The adventure doesn't end here. Descend to the basement, where entertainment dreams come true. An exceptional 2nd wet bar sets the stage for memorable gatherings, while the oversized rec room with projection screen, fifth bedroom, and bathroom ensure there's space for everyone and every activity. Situated in the vibrant community of Yorkville, this home isn't just a place to live; it's a lifestyle choice. With the gorgeous walking path and pond right out your front door, parks and a plethora of amenities just a stroll away; life here is about enjoying every moment. So, are you ready to turn the key to your new life? This is an exceptional property, where every detail has been curated for luxury livingâ€ waiting for you to tell its next story. Could it be yours?

Built in 2018

Essential Information

MLS® #	A2136746
Price	\$925,000
Sold Price	\$925,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,692
Acres	0.91
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Sold

Community Information

Address	61 Yorkville Green Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4K1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
Waterfront	Pond

Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Steam Room, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
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Lot Description	Back Yard, Few Trees, Low Maintenance Landscape, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 14th, 2024
Days on Market	15
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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