

\$780,000 - 70 Yorkstone Heath Sw, Calgary

MLS® #A2155267

\$780,000

4 Bedroom, 4.00 Bathroom, 2,090 sqft

Residential on 0.07 Acres

Yorkville, Calgary, Alberta

Welcome home to Yorkville! This stunning property combines modern elegance with thoughtful design, offering a perfect blend of comfort and style. Once you pull into your roomy front double attached garage with ample space and ceiling height for storage, step inside the home to discover a spacious and inviting open-concept main floor complete with a fireplace, filled with natural light from large windows. The heart of the home is the contemporary kitchen, featuring modern cabinetry, stainless steel appliances, a large island with seating and quartz countertops. The kitchen seamlessly flows into the dining area and the cozy living room, making it ideal for entertaining guests or enjoying family meals. Upstairs, you'll find three generously sized bedrooms each having their own walk in closets. This level also features an additional bonus room, perfect for entertaining along with the laundry room. The additional bedrooms are perfect for family members, guests, or a home office, and share a well-appointed full bathroom. The basement also comes with a fully finished illegal suite with an additional separate side entrance. The illegal suite features a full kitchen, a living room, bedroom, bathroom and it's own in-suite laundry. Whether you choose to rent it out to offset mortgage costs or utilize it for extended family, the potential is endless. This home also features a 200 amp panel with plenty of room to expand as you desire! What's more Yorkville offers an array of amenities and



conveniences, and commuting is a breeze with easy access to Stoney and McLeod Trail! Don't miss your chance to put down roots in this exceptional property! Call your favourite realtor today, and experience the perfect combination of luxury, functionality, and potential rental income.

Built in 2021

Essential Information

MLS® #	A2155267
Price	\$780,000
Sold Price	\$765,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,090
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	70 Yorkstone Heath Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0R4

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Electric, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Back Yard, City Lot, Interior Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2024
Date Sold	October 4th, 2024
Days on Market	58
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.