

# \$709,000 - 115 Yorkville Road Sw, Calgary

MLS® #A2206290

**\$709,000**

3 Bedroom, 3.00 Bathroom, 1,940 sqft  
Residential on 0.07 Acres

Yorkville, Calgary, Alberta

Welcome to the epitome of luxurious living in Yorkville. Superb location with a Huge pond park behind it, this beautiful house has all you are looking for, This exquisite family home is one of the most popular modle (1940Sqft) by Mattamy builder on a view lot, Over 50k in upgrades, Spanning over 1940+ square feet of developed space on the main and upper floor, with an additional 862square feet of BASEMENT SPACE awaiting your creative touch, this residence exudes modern elegance and sophistication. Step inside to discover a sunlit open floor plan with fancy fire place accentuated by sleek architecture and upscale finishes that redefine the essence of luxury. The huge kitchen is a chef's delight, quartz countertops, and abundant storage space. A generous central island with an eating bar overlooks the sunny great room and dining area, perfect for entertaining guests or relaxing with family. Ascending to the second floor, you will find 3 good sized bedrooms + large bonus room; large master bedroom with beautiful pond view, luxury ensuite with double vanity sinks, and separated glass shower, functional laundry room with a new set of washer& dryer. you'll find a sizable bonus room, ideal for movie night with your families. Additional features of this home include: a brand-new water softener, EV rough-in, and a brand-new upgrade refrigerator. Every aspect of this home is meticulously designed for both comfort and functionality. residents enjoy access to



shopping venues, dog parks, parks and scenic walking paths. With quick access to Stoney Trail, major highways, public transportation, and all the amenities Calgary has to offer, this location epitomizes convenience. Don't miss the chance to own a piece of paradise in Yorkville. Your dream home awaitsâ€”schedule a private tour with your realtor today and embark on the journey to extraordinary living.

Built in 2023

### Essential Information

MLS® #	A2206290
Price	\$709,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,940
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	115 Yorkville Road Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5B5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### **Interior**

Interior Features Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features Playground

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Stone, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 16

Zoning R-G

### **Listing Details**

Listing Office Skyrock

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.