

\$839,900 - 52 Yorkstone Grove Sw, Calgary

MLS® #A2232355

\$839,900

6 Bedroom, 4.00 Bathroom, 2,660 sqft

Single Family on 0.08 Acres

Yorkville, Calgary, Alberta

With over 2,600 sq. ft. of beautifully designed living space on a wide lot, this stunning Yorkstone SW home combines modern upgrades with functional family living. From the moment you step inside, the bright, spacious foyer welcomes you into an inviting main floor with 9-ft ceilings, 8-ft doors, modern LED lights and luxury vinyl plank flooring throughout. The upgraded chef's kitchen features granite countertops, a sit-up breakfast bar, stainless steel appliances, a tile backsplash, soft-close cabinetry, and a huge walk-in pantry – perfect for both everyday cooking and entertaining. The open-concept living room is anchored by a cozy gas fireplace and offers plenty of space for your furnishings. A generous main floor den makes the perfect home office, study, or children's playroom. A 2-piece powder room completes the main floor. Upstairs, you're greeted by a large, private bonus room – set apart from the bedrooms for added quiet. The upper level also has 9-ft ceilings and offers four spacious bedrooms, including an enormous primary suite with a walk-in closet and a 5-piece spa-inspired ensuite featuring dual sinks, a soaker tub, and a tiled glass-enclosed shower. Down the hall is another 5-piece bath with dual sinks, ideal for busy mornings, plus a convenient upstairs laundry room with a window and extra storage. The basement with a side entrance is newly developed into a legal suite with 2 bedrooms, 1 bath, modern look kitchen with huge family area. Outside, the



low-maintenance backyard features a cement BBQ/patio area, ready for summer gatherings. Additional highlights: upgraded lighting fixtures, ample natural light from large windows, wide staircases, high-end finishes throughout, and an excellent layout for families. Prime location â€” steps to Yorkville Central Park, Yorkville Pond, playgrounds, and just minutes to Ron Southern School, Silverado Shopping Centre, South Health Campus, Spruce Meadows, and major routes like Stoney Trail and Macleod Trail. This home truly offers the perfect balance of comfort, style, and convenience. Please call your favourite realtor to book a private showing today! (id:6289)

Built in 2020

Essential Information

Listing #	A2232355
Price	\$839,900
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Square Footage	2,660
Acres	0.08
Year Built	2020
Type	Single Family
Sub-Type	Freehold

Community Information

Address	52 Yorkstone Grove Sw
Subdivision	Yorkville
City	Calgary
Province	Alberta
Postal Code	T2X4K6

Amenities

Amenities	Park, Playground, Schools, Shopping
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Features	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2

Interior

Appliances	Refrigerator, Oven - gas, Dishwasher, Microwave, Humidifier, Washer & Dryer
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Concrete
Exterior Features	Fruit trees, Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage METRO
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