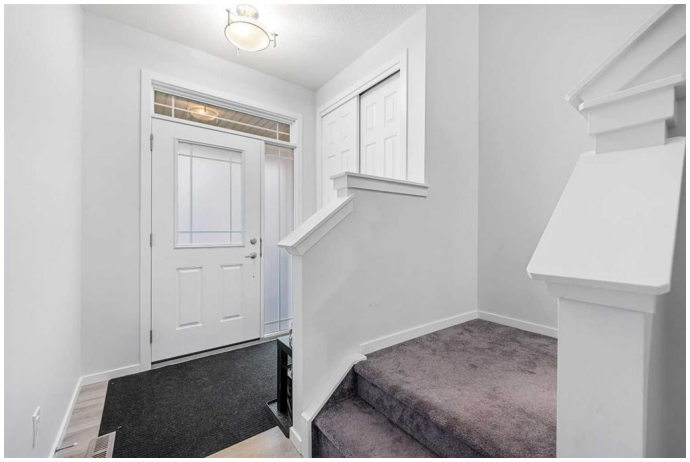
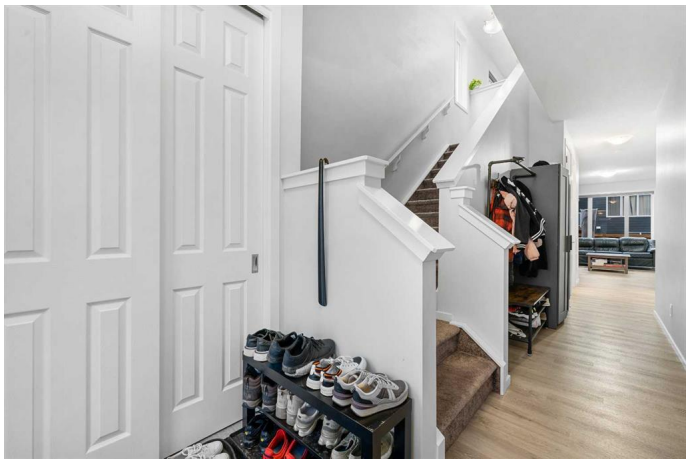
$799,900 - 281 Yorkville Road Sw, Calgary

MLS® #A2199558

$799,900
5 Bedroom, 4.00 Bathroom, 2,322 sqft
Residential on 0.07 Acres

Yorkville, Calgary, Alberta





** Brand New Legal 1 Bed + Den Basement Suite ** Gorgeous Family Home | 2,322 SqFt | Main Level Office | Expansive Open Floor Plan | Incredible Natural Light | Large Kitchen Island | Stainless Steel Appliances | Walk-in Pantry | Mud Room with Built-in Coat Storage | 4 Upper Level Bedrooms | Bonus Room | Upper Level Laundry | Separate Side Entry to Legal Basement Suite | Basement Bedroom & Den | Basement Laundry | Front Attached Garage | Driveway | Great Location | Close to All Amenities | Quick Access to MacLeod Trail. Welcome to this incredible 2-storey family home boasting 2,322 SqFt throughout the main and upper levels with an additional 746 SqFt downstairs in the legal basement suite. This home holds 5 bedrooms & 3.5 bathrooms throughout. The main level has an expansive open floor plan with large windows and ample natural light. The office is a great addition as it compliments a work-from-home lifestyle. The kitchen is outfitted with tons of cabinet storage, quartz countertops, stainless steel appliances and a kitchen island with barstool seating. Off the kitchen is a walk-in pantry and the mud room which leads to the double attached garage making the grocery drop easy! The dining and living rooms face the rear of the home with large West facing windows. The door between the living and dining leads to the backyard for an easy indoor/outdoor lifestyle. The main level is complete with a 2pc bath. Upstairs has plush carpet flooring adding to the comfort. This level has 4 large bedrooms,

2 bathrooms, a bonus room and full laundry room. The primary bedroom is paired with a walk-in closet and private 4pc ensuite with a tub/shower combo and an extended vanity with ample storage below. Bedrooms 2, 3 & 4 are all a great size and share the 4pc bath. The bonus room is exactly that! Bonus living space on the upper level provides your family with an additional seating area. The full laundry room is a walk-in providing you with great space for storage. Downstairs, the legal basement suite has a separate side entrance that leads to a functional and stylish space. The kitchen is equipped with quartz countertops, stainless steel appliances and ample cabinet storage. The flex space can be used as either a living or dining area! The bedroom and and den are separated by a 4pc bath. Tour laundry area is ready for a stacked washer/dryer set. Outside is a Westerly backyard to enjoy in the summer months. The front attached double garage and driveway allow for 4 vehicles to park at any time and street parking is readily available too. Enjoy access to amenities including planned schools, an environmental reserve, and recreational facilities, sure to complement your lifestyle! Book your showing today!

Built in 2022

Essential Information

MLS® #	A2199558
Price	$799,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,322
Acres	0.07
Year Built	2022

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	281 Yorkville Road Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4X3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, On Street
# of Garages	2

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Interior Lot, Rectangular Lot, Street Lighting, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	74
Zoning	R-G

Listing Details

Listing Office RE/MAX Crown

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.