

154 Yorkville Boulevard SW  
Calgary, Alberta

MLS # A2231677



**\$495,990**

Division:	Yorkville		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,160 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

The Brooke's front porch invites you into an open concept entertainer's dream. Host dinner parties in the dining area looking onto the stunning kitchen with full height cabinets and quartz counters. Upgraded faucet and hardware, with an island and breakfast bar to gather around. A large living room gives you space to relax and unwind, while the mudroom keeps the clutter away and provides access to the attached garage. The home is outfitted with upgraded door profiles, includes upgraded railing and additional pot lights. On the upper floor you'll find a laundry room conveniently close to the bedrooms and main bath. Soak up the sun on your private balcony and enjoy your morning coffee before getting your day started. Decompress after a long day in the primary bedroom, with a walk-in closet and ensuite with tiled floor and glass shower enclosure. Equipped with 8 Solar Panels! This New Construction home is estimated to be completed August 2025. \*Photos & virtual tour are representative.