

76 Yorkville Landing SW
Calgary, Alberta**MLS # A2246008****\$699,900**

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,603 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Perfect mortgage helper- Live in the main home, rent the basement suite for added income! Great opportunity to live Welcome to this beautifully crafted home located in the vibrant, master-planned community of Yorkville in Southwest Calgary. This spacious residence offers a bright and open-concept layout, enhanced by luxury vinyl plank flooring throughout. The oversized French doors and generous foyer create a welcoming and elegant entrance. The main floor features a sunlit living room that flows seamlessly into a modern kitchen, complete with full-height cabinetry, built-in stainless steel appliances, a large quartz island, and a dining area with sliding glass doors that lead to the backyard—perfect for entertaining or family gatherings. Upstairs, you'll find a cozy family room and a luxurious primary suite with a 5-piece ensuite with double vanity and a massive walk-in closet. Two additional bedrooms are generously sized and share a full bathroom, ideal for growing families. The fully developed basement adds incredible versatility, offering a spacious bedroom, an entertainment/media room, a full bathroom, and a complete kitchen. It's perfect for young adults, extended family, or guests seeking privacy and comfort. Outside, the home features a fully fenced backyard, providing a private and peaceful outdoor retreat. Yorkville is a new, master-planned community in Southwest Calgary with quick access to parks, green spaces, schools, and shopping. You're just 8 minutes from the Somerset/Bridlewood LRT station, making commuting a breeze. Glenmore Christian Academy is only a 10-minute drive away, and several public schools are within 8 minutes. Everyday conveniences like Sobeys, Shoppers Drug Mart, restaurants, and local shops are all nearby, with Shawnessy Village Shopping Centre just 10 minutes away. With easy access to Macleod

Trail and Stoney Trail, downtown Calgary is only a 30-minute drive. Don't miss this incredible opportunity to own a stunning home. Schedule your private viewing today!