

299 Yorkville Road SW
Calgary, Alberta

MLS # A2236391



\$739,900

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,113 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 299 Yorkville Road SW, a beautifully designed and nearly new home in the vibrant and growing community of Yorkville. With over 2,100 square feet above grade and an additional 645 square feet of professionally developed space below, this 4-bedroom, 3.5-bath home offers exceptional comfort, style, and functionality. The main floor features a bright, open-concept layout with large west-facing windows that fill the space with natural light. The kitchen is a true standout with a spacious island, sleek finishes, and a unique sunken mudroom that connects to a large walk-in pantry—an ideal layout for busy households. Upstairs, you'll find three generous bedrooms, all with walk-in closets. The primary bedroom includes a 4-piece ensuite, while the additional bedrooms share a well-appointed bathroom. A central bonus room adds flexibility for family lounging, movie nights, or workspace, and the upper-floor laundry room adds daily convenience. The lower level was professionally finished by the builder (\$47K) and includes a separate entrance, additional living space, and rough-ins for a wet bar and ready for W/D—offering a great setup for extended family or guests. The home remains under the Alberta New Home Warranty program. Yorkville is a thoughtfully planned community with parks, playgrounds, and walking paths just steps away. Convenient access to Stoney Trail makes commuting a breeze, and nearby shopping, schools (Just 4 min to Ron Southern K-9 School), and amenities make this location as practical as it is peaceful. Don't miss your chance to own a truly move-in-ready home in one of Calgary's newest and most exciting neighbourhoods.