



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**151 Yorkstone Rise SW**  
**Calgary, Alberta**

**MLS # A2218120**



**\$760,000**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,488 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Smart Home, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

Welcome Home! Your Next-Level Home Awaits! Step up in style and space with this new, upgraded 2025 Mattamy home which is crafted for growing families or buyers ready for more room and refined living. With 2,488 sq. ft. of thoughtfully designed living space, this elegant home offers four bedrooms, a large bonus room and a main floor flex space perfect for a home office or guest suite. Situated on a premium corner lot, the exterior makes a lasting impression with durable Hardie board siding and sophisticated stone accents. Inside, the open concept layout is ideal for both everyday living and entertaining, featuring a welcoming living area with a fireplace, a spacious dining room, and a chef inspired kitchen with quartz countertops, a huge island, pantry and premium Samsung stainless steel appliances. Luxury vinyl plank flooring throughout the main level adds durability and style. Upstairs, enjoy the separation of space you have been looking for including three generously sized bedrooms, a bonus room for relaxing or play and a full laundry room with a Samsung washer and dryer. The primary bedroom suite features a walk-in closet, a spa-like ensuite with dual vanity and an oversized walk-in shower. The additional bedrooms are tucked away in a separate wing, offering privacy, both with walk-in closets and easy access to a full bathroom. A double attached garage, ample street parking and a side entrance with suite potential add everyday convenience and future flexibility. A secondary suite would be subject to approval and permitting by the City of Calgary. Seven solar panels are installed which support the homes electric power. Located in the well connected Yorkville community which is close to top rated schools, parks, shopping, restaurants, public transit, YMCA, library, South Health Campus and Calgary Ring Road. You are upgrading your home and your lifestyle.

Bonus: Driveway and landscaping to be completed by the builder in 2025. Quick possession available. This is the home you have been waiting for. Book your private tour today!