



GRASSROOTS
REALTY GROUP

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25 Yorkstone Crescent SW
Calgary, Alberta

MLS # A2227125



\$848,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,980 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air	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, Double Vanity, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Stainless Steel Chimney Hood Fan

Entertain guests in the lively great room with the option to add a gas fireplace. The versatile kitchen features a large walk-in pantry to satisfy all your storage needs and a uniquely shaped flush breakfast bar, perfect for enjoying morning coffee. The main floor includes a separate room that can be repurposed as a home office. Step out on your own private deck for an evening cocktail or a friendly chat. Upstairs, escape to the privacy of a primary bedroom featuring a walk-in closet and an ensuite, with an optional Bath Oasis for an at-home spa experience. Enjoy the convenience of in-suite laundry and a linen closet close to the bedrooms. The charming family room is ideal for a quiet night in with the family and has the option to add a gas fireplace. A separate side entrance has been added to your benefit for any future potential basement development plans. New Construction Home estimated completion October 2025. Photos are representative.