



GRASSROOTS
REALTY GROUP

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**24 Yorkstone Crescent
Calgary, Alberta**

MLS # A2227442



\$816,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,667 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		

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, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: Stainless Steel Chimney Hood Fan

The Smythe is uniquely designed to reimagine livability, with shorter hallways, brighter windows and a charming open concept main floor. It brings about the true essence of a home with a welcoming foyer leading to the great room for entertaining, a separate den to suit your needs, and a large kitchen space with oversized pie-shaped island for seating. Upstairs are 3 bedrooms designed for peace of mind and rest. Escape to your primary bedroom with French doors, walk-in closet and bath oasis ensuite for an at home spa experience. A separate loft provides additional space to your upper floor. A separate side entrance has been added to your benefit for any future potential basement development plans. This New Home is still under construction with an estimated completion date of September 2025.