



**GRASSROOTS**  
REALTY GROUP

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**61 Yorkstone Crescent SW**  
**Calgary, Alberta**

**MLS # A2238821**



**\$764,990**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,542 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Granite Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

A welcoming front porch and foyer lead you into a mudroom with garage access to keep clutter at bay. To your right, you'll find a conveniently tucked away powder room as you head into the spacious den. The open-concept great room features a multitude of natural light, flowing seamlessly into the dining area. The spacious L-shaped kitchen is an entertainer's dream, with a large pantry, oversized island, and flush breakfast bar that invites everyone to gather around to see what's cooking. Upstairs, retreat to your primary bedroom that features a walk-in closet and ensuite. Space will never be an issue with bedrooms 2 and 3 each having their own walk-in closets. The generously-sized loft is the perfect escape for movie night. A separate side entrance and 9' foundation has been added to your benefit for any potential future basement development plans. Equipped with 8 Solar Panels! Photos & virtual tour are representative.