



GRASSROOTS
REALTY GROUP

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

48 Yorkstone Crescent SW
Calgary, Alberta

MLS # A2241303



\$698,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,108 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	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, Kitchen Island, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

As part of Mattamy's WideLot™ collection, the Fullerton was uniquely designed to reimagine livability, with shorter hallways and brighter windows. The open-concept main floor seamlessly flows together, with a functional kitchen and an oversized quartz island that becomes the heart and hub of your home life. Tucked away are the powder room, pantry and a mudroom that provides access to your garage. Escape into the upper floor loft for relaxation. Your primary bedroom is nicely separated from the other bedrooms, main bath and laundry. It features a walk-in closet and ensuite. A separate side entrance and 9' foundation has been added for any future basement development plans. Equipped with 8 Solar Panels! This New Construction home is estimated to be completed October 2025. *Photos & virtual tour are representative.