



GRASSROOTS
REALTY GROUP

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91 Yorkstone Crescent SW
Calgary, Alberta

MLS # A2245924



\$661,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,796 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 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, Walk-In Closet(s)		

Inclusions: N/A

The Yamnuska was uniquely designed to fill your home with sunlight from brighter windows, shorter hallways, and a charming open concept main floor. This floorplan is a stunner, with a welcoming foyer leading to the great room, a spacious kitchen, and an oversized island that's ideal for entertaining. The kitchen features a quartz kitchen island and large walk-in pantry. On the upper floor you'll find the convenient laundry room close to the bedrooms and main bath. Escape to your primary bedroom with a walk-in closet and ensuite. A separate side entrance and 9' foundation has been added to your benefit for any future basement development plans. Mattamy includes 8 solar panels on all homes as a standard inclusion! This New Construction home is estimated to be completed November 2025. *Photos & virtual tour are representative.