



GRASSROOTS
REALTY GROUP

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99 Yorkstone Crescent SW
Calgary, Alberta

MLS # A2251331



\$677,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,918 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Street Lighting		

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, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Sump Pump(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

As part of Mattamy's WideLot™ collection, the Fairview was uniquely designed to reimagine livability, with shorter hallways, brighter windows and a grand foyer leading to a charming open concept Great Room with an electric fireplace, dining area and unique L-shaped kitchen. Cook up a storm on a wealth of counterspace and enjoy morning coffee at your breakfast bar. Upstairs, enjoy the convenience of a laundry and a walk-in closet of your large primary bedroom and ensuite. Bedrooms 2 and 3 are separated by a main bath. To the front of the home, you'll find additional living space for your family in your loft with vaulted ceilings. A separate side entrance and 9' foundation has been added to your benefit for any future potential basement development plans. Mattamy includes 8 solar panels on all homes as a standard inclusion! Photos are representative.