



GRASSROOTS
REALTY GROUP

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37 Yorkstone Crescent SW
Calgary, Alberta

MLS # A2252071



\$819,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,946 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:	Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Sump Pump(s), Walk-In Closet(s)

Inclusions: N/A

The Armstrong is uniquely designed to reimagine livability, with shorter hallways, brighter windows and a charming open concept main floor. Entertain guests in the lively great room with electric fireplace. The versatile kitchen features a large walk-in pantry to satisfy all your storage needs and a uniquely shaped flush breakfast bar, perfect for enjoying morning coffee. The main floor includes a separate den or dining space that can be repurposed as a home office. Step out on your own private deck for an evening cocktail or a friendly chat. Upstairs, escape to the privacy of a primary bedroom featuring a walk-in closet and an upgraded ensuite. Enjoy the convenience of a laundry room and linen closet close to the bedrooms. The charming family room is ideal for a quiet night in with the family. Mattamy includes 8 solar panels on all homes as a standard inclusion! This New Construction home is estimated to be completed October 2025. Photos & virtual tour are representative.