



GRASSROOTS
REALTY GROUP

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107 Yorkstone Crescent SW
Calgary, Alberta

MLS # A2258469



\$766,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,236 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Asphalt, Vinyl Siding, Wood Frame	Zoning:	R1-N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

As part of Mattamy's WideLot™ collection, the Maclaren plan amplifies living space through shorter hallways and brighter windows. Enter through a welcoming foyer and den to find yourself in an open and inspiring living space with an electric insert fireplace. The kitchen wows with an oversized quartz island and charming breakfast bar. The kitchen cabinets extend to the ceilings, include a stainless-steel chimney hood fan and built-in microwave oven. Enjoy the convenience of a pantry, powder room and mudroom. Find ample storage space upstairs, with bedrooms 2 and 3 both including walk-in closets. Relax with a book in your upper loft and escape to your primary bedroom, complete with a walk-in closet and ensuite. A separate side entrance and 9' foundation have been added to your benefit for any future basement development plans. Mattamy includes 8 solar panels on all homes! This New Construction home is estimated to be completed December 2025.