



GRASSROOTS
REALTY GROUP

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92 Yorkstone Crescent SW
Calgary, Alberta

MLS # A2262852



\$690,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,098 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, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Stone Counters, Sump Pump(s), 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 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 ultra quiet primary bedroom is nicely separated from the other 2 bedrooms, main bath and laundry. It features a walk-in closet and ensuite. A separate side entrance and 9' foundation has been added to your benefit for any potential 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 December 2025. *Photos & virtual tour are representative.