



GRASSROOTS
REALTY GROUP

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132 Yorkstone Crescent SW
Calgary, Alberta

MLS # A2273790



\$760,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,483 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

The Norquay welcomes you with a delightful front porch. As you enter, to your right, you'll find a conveniently tucked away full washroom as you head into the main floor bedroom for family or guests. The open-concept great room features a multitude of natural light and accompanying fireplace. The spacious L-shaped quartz kitchen is an entertainer's dream, with a pantry, and an oversized island that invites everyone to gather around to see what's cooking. Upstairs, retreat to your primary bedroom that features a walk-in closet and ensuite. Space will never be an issue with bedrooms 2 and 3 each having their own walk-in closets. The generously sized loft is the perfect escape for movie night. A separate side entrance and 9' foundation have been added to your benefit for any potential future basement development plans. Mattamy includes 8 solar panels on all homes. This new construction home has an estimated completion date of February 2026. Photos are representative.