



GRASSROOTS
REALTY GROUP

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108 Yorkstone Manor SW
Calgary, Alberta

MLS # A2274629



\$794,990

Division:	Yorkville		
Type:	Residential/House		
Style:	3 Level Split		
Size:	2,976 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:	Back Yard		

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:	Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Unique 4 Bedroom Split-Level Home. The Armstrong is designed to entertain guests in the lively great room with an insert fireplace. The kitchen features a large walk-in pantry, full height cabinetry, stainless steel hood fan, a uniquely shaped flush quartz breakfast bar and upgraded appliances including a gas stove. The main floor includes a separate den that can be repurposed as a home office. The entire main floor has been finished with 8' doors and vinyl plank flooring. Upstairs, escape to the privacy of a primary bedroom featuring a walk-in closet and a 5-piece ensuite. Enjoy the convenience of in-suite laundry and a linen closet close to the bedrooms. The charming family room is ideal for a quiet night in with the family. A separate side entrance has been added to your benefit for any potential future basement development plans. Mattamy now adds 8 solar panels on all homes as a standard inclusion! This New Construction home is estimated to be completed January 2026. *Photos and virtual tour are representative of the plan.