



GRASSROOTS
REALTY GROUP

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116 Yorkstone Heights SW
Calgary, Alberta

MLS # A2280899



\$664,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,111 sq.ft.	Age:	2026 (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	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Samson, a well-designed 3-bedroom home with a double attached garage, offering modern finishes and functional living spaces throughout. The main floor features durable vinyl plank flooring and a dedicated den or home office, ideal for remote work or a quiet retreat. The kitchen is a standout, finished with quartz countertops, stainless steel appliances, and a sleek stainless steel chimney hood fan for everyday practicality. Upstairs you will find a spacious primary bedroom with a private Bath Oasis ensuite with a super-shower and walk-in closet. Along with two additional bedrooms, a versatile loft area and the convenience of upper floor laundry. This home offers excellent potential future basement living space having a 9’ foundation and separate entrance. Enjoy the added benefit of 8 solar panels, helping to reduce energy costs while supporting a more sustainable lifestyle. Estimated completion March 2026. Photos are representative.