



**116 Yorkstone Heights SW  
Calgary, Alberta**

**MLS # A2280899**

**\$664,990**



|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Yorkville              |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,111 sq.ft.           | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.07 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | TBD |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | 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 '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.