



**GRASSROOTS**  
REALTY GROUP

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**112 Yorkstone Heights SW**  
**Calgary, Alberta**

**MLS # A2280907**



**\$733,990**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,380 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 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		

<b>Inclusions:</b>	N/A
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The Lawson is a beautifully designed wide-lot home that blends modern finishes with thoughtful functionality. This home is ideal for growing families or anyone seeking extra space and comfort. The main floor features luxury vinyl plank throughout, creating a seamless and durable foundation for everyday living. The kitchen is a showstopper with full-height cabinetry, quartz countertops, and a stainless-steel chimney hood fan. Photos are representative. Upstairs, the primary bedroom retreat has a walk-through walk-in closet leading to a private Bath Oasis ensuite, for ultimate convenience and privacy. Three additional bedrooms and a loft space complete the upper level. 8 Solar panels are included to help reduce your energy costs and support a more sustainable lifestyle. A 9' foundation and separate entrance have been added to your benefit for any potential future basement development plans. \*Renderings and photos are representative.