



**GRASSROOTS**  
REALTY GROUP

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**154 Yorkstone Way SW**  
**Calgary, Alberta**

**MLS # A2286308**



**\$775,000**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,110 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**\*\*OPEN HOUSE SAT MAR 21st 2PM-4PM\*\*** Welcome to this exceptional 2022 built Mattamy Home located in Yorkville, one of South Calgary's most exciting and up-and-coming communities. Offering over 2800 sqft of thoughtfully finished living space, this beautifully maintained home is move-in ready and loaded with upgrades. The bright, open-concept main floor showcases high ceilings, expansive windows, and a seamless layout ideal for both everyday living and entertaining. LVP flooring runs throughout the entire main level, combining durability with modern style. The living room is adorned by an elegant electric fireplace with a ceramic tile surround, creating a warm and contemporary focal point. The chef-inspired kitchen is a true standout, featuring white cabinetry, stainless steel appliances including a gas stove, and an oversized pantry, all complemented by generous prep space overlooking the living and dining areas. A functional mudroom with a convenient walkthrough to the kitchen enhances daily practicality and organization. Upstairs, you'll find three well-appointed bedrooms, a spacious bonus room, and the added convenience of upper-floor laundry, brilliantly designed for today's busy households. The primary bedroom retreat offers a walk-in closet and a private 4-piece ensuite, while the additional bedrooms are serviced by a well-appointed 5-piece main bath. The recently finished basement adds significant additional living space, complete with durable laminate flooring, a large bedroom, full bathroom, and an inviting recreation area. Oversized windows bring in an abundance of natural light, creating a bright and comfortable lower level that feels far from typical basement living. The lower level also offers plenty of additional storage space to keep everything neatly tucked away. Additional highlights include a double attached

garage, quality craftsmanship, and a desirable lot featuring no rear neighbours. Situated in the growing community of Yorkville, residents enjoy a peaceful suburban setting with convenient access to schools, parks, shopping, and major commuter routes including Deerfoot Trail, Stoney Trail, and Macleod Trail. An excellent opportunity to own a newer construction home with a finished basement in one of South Calgary's most sought-after locations!