



GRASSROOTS
REALTY GROUP

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**11 Yorkstone Terrace SW
Calgary, Alberta**

MLS # A2292402



\$736,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,435 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, No Back Lane, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: Call Seller Directly

Click brochure link for more details. The Norquay is thoughtfully designed for both entertaining and family living. A welcoming front porch and foyer lead you into a mudroom with garage access to keep clutter at bay. To your right, you'll find a conveniently tucked away powder room as you head into the spacious den. The open-concept great room features a multitude of natural light, flowing seamlessly into the dining area. The spacious L-shaped kitchen is an entertainer's dream, with a large pantry, oversized island, and flush breakfast bar that invites everyone to gather around to see what's cooking. Upstairs, retreat to your primary bedroom that features a walk-in closet and ensuite. Space will never be an issue with bedrooms 2 and 3 each having their own walk-in closets. The generously-sized loft is the perfect escape for movie night. A separate side entrance and 9' foundation has been added to your benefit for any future basement development plans. Mattamy includes 8 solar panels on all homes as a standard inclusion! This New Construction home is estimated to be completed April 2026. *Photos & virtual tour are representative.