



**124 Yorkstone Heights SW  
Calgary, Alberta**

**MLS # A2294291**



**\$728,990**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,165 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>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Builders Appliance Package

The Maclaren offers 2165 sq. ft in the Yorkville community in Calgary, starting at \$749,990. This 3 bedroom, 2.5 bath with 2 car front attached Garage home features Side entry, Bath oasis and Design Studio finishes like quartz countertops, luxury vinyl plank floors, stainless steel kitchen appliances and much more. As part of Mattamy's WideLot™ collection, the Maclaren amplifies living space through shorter hallways and brighter windows. Enter through a welcoming foyer and den to find yourself in an open and inspiring living space. The kitchen wows with an oversized island and charming breakfast bar. Enjoy the convenience of a pantry, powder room and mudroom. Find ample storage space upstairs, with bedrooms 2 and 3 both including walk-in closets. Relax with a book in your upper loft. Escape to your primary bedroom, complete with a walk-in closet and ensuite. A separate side entrance and foundation have 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 March 2025. \*Photos & virtual tour are representative. Enjoy access to amenities including planned schools, an environmental reserve, and recreational facilities, sure to complement your lifestyle!