



GRASSROOTS
REALTY GROUP

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137 Yorkstone Heights SW
Calgary, Alberta

MLS # A2298176



\$799,900

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,805 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Builders Appliance Package

The Bishop is designed for both entertaining and family living, with an open-concept great room, kitchen and dining area filled with warm sunlight from the back wall's patio doors. The versatile L-shaped kitchen features a flush breakfast bar, with multiple personalization options. Retire to a main-floor separate bedroom with a large closet and an ensuite. Tucked away are the main floor's handy powder room and mudroom, which provides access to the garage. Create your private escape in the upper loft and enjoy the convenience of a laundry room and a linen closet close to the bedrooms. The private primary bedroom features a walk-in closet and ensuite. Space will never be an issue with bedrooms 2, 3 and 4 each having their own walk-in closets. A separate side entrance and 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 2025. *Photos & virtual tour are representative.