



**115 Yorkstone Villas SW  
Calgary, Alberta**

**MLS # A2300014**



**\$777,990**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,606 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, Interior Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<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>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Builders Appliance Package

The Smythe brings about the true essence of home with a defined foyer that leads into an open great room with an electric fireplace and a kitchen with a wealth of full-height cabinet space centered around an oversized quartz island. The main floor has upgraded 8' doors and is completed with luxury vinyl plank flooring. A separate den provides flexible main floor space for formal dining or dedicated workspace. Upstairs, three bedrooms are thoughtfully arranged around a full bath and additional loft space. The practical primary bedroom features French doors, 2 walk-in closets, and a private Bath Oasis ensuite with soaker tub, stand-up shower, dual sinks and a water closet. for a calm and comfortable retreat. A separate side entrance and 9' foundation have been added for future basement suite potential(Upon City Approval). Mattamy includes 8 solar panels on all their homes. This home will be ready to move in, in May! Located walking distance to a central park with a pavilion, pathways, parks and ponds.