



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

27 Yorkstone Manor SW
Calgary, Alberta

MLS # A2212689



\$775,000

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,925 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning 2024-built 2-storey home in the exciting new community of Yorkville, offering over 2,500 sq. ft. of developed living space, 5 bedrooms, 3.5 bathrooms, and a fully finished basement with an illegal suite and separate side entrance—perfect for multigenerational living or added flexibility. This south-facing home is flooded with natural light, showcasing builder upgrades throughout, including 9-ft ceilings, high-end vinyl plank flooring, and an open-concept layout. The chef-inspired kitchen features ceiling-height cabinetry, quartz countertops, stainless steel appliances, and ample cabinet space, opening onto a bright dining area with access to the sunny backyard. The spacious living room with an electric fireplace offers a cozy spot to relax. A mudroom off the double attached garage and a 2-piece powder room complete the main level. Upstairs, the luxurious primary suite features a 5-piece ensuite with double vanity, a walk-in closet, and south-facing windows for added warmth. Two additional bedrooms, a front facing bonus room, 4-piece main bathroom, and convenient upper-level laundry complete the second floor. The professionally finished basement offers great income potential or private space for guests, with 2 bedrooms, a full bath, open living/dining area, kitchenette, and its own laundry hookups and private entry. Remaining New Home Warranty transferred to new owner. Enjoy living in a growing community with planned schools, an environmental reserve, and future recreational facilities. You'll also benefit from quick access to Stoney Trail, shopping, parks, and public transit. This upgraded family home checks every box—book your private showing today!